

Tanglewood Townhouse Association

Board Meeting Minutes

April 6, 2022

Present: Judy Contolini, Renaud Kauffmann, Kelley Casey, Jerry Inscoe, and Darcy Paquette

The board meeting was called to order at 6:35 pm by President Judy Contolini.

The minutes from the March 2022 Board Meeting were approved and will be posted on the HOA website.

New Business

- **Rental Cap** - Discussion on whether to have an attorney be available at the General Meeting to answer questions regarding a rental cap. It was decided against doing because of cost involved. It was decided to table a rental cap until next year. However, a discussion will be initiated on the topic at the Annual Meeting.
- **Annual Meeting** – held May 25 via Zoom. In light of Annual Meeting, the board won't have a meeting in May.

Treasurer's Report

- Dues – several people have signed up for auto withdrawal. The dues from all homeowners have been sent in.
- A projection was done to see how we will be doing by end of the year that factored in rising costs. Depending on how we spend money this year will affect next year's budget. After all expenditures, and pushing off the islands to next year, there will only be a balance of \$9,500.
- Budget--Landscaping costs are expected to increase 3% after 5 months. Additional landscaping is \$3,500
- Tree Care is \$2,500.

- The water budget will remain the same.
- Gutters are \$5,700.
- General maintenance, insurance and professional fees are another \$4,000.
- To make next year's budget we need additional \$8,000. Therefore, we will need to increase dues by the maximum allowed – 5%. However, when divided by all of the homeowners, the increase is nominal--only \$7.55 per month per resident to cover the increase. After much discussion of the pros and cons of doing a rate increase now or waiting until next year, a vote was taken to do the increase this year.

Landscape Report

- There was a request from 2 homeowners to get the erosion situation corrected around a rhododendron retaining wall. Work to be done by Seven Dees.
- The projection for this year's landscape budget is we will have a \$1,500 surplus.

Secretary

- A welcome packet needs to be delivered to #9 Bloch Terrace. Need to get their email and phone number.

Next Meeting

June 1 at 6:30 p.m.

Meeting Adjourned

8:40 p.m.

Respectively submitted,

Darcy Paquette

