

TANGLEWOOD TOWNHOUSE ASSOCIATION BOARD MEETING MINUTES APRIL 1, 2019

HOME OF JIM MAUGHAN

PRESENT: Craig Whitten, John Mahedy, Jim Maughn, Lise Machado, Pam Berg

The meeting was called to order by Craig Whitten at 7:05 p.m.

The March Board Meeting Minutes were approved as presented.

PRESIDENTS REPORT;

The C C and R committee meeting had to be canceled due to Craig having to attend an emergency meeting. The next board will take up the challenge. He has heard that Dean Scheel may be interested in running for the board in May and will call him this week to find out. The Mt par HOA was attended by John and the new dues calculation was discussed.

TREASURER'S REPORT;

Since we are meeting April 1 there is no bank statement that is current. However there were no unusual expenses this month. Grovers has updated the sprinkler system in the islands and in the common area in back of Britten Court. 12 Britten has been disconnected from the main line, so that the old arrangement with the previous owner does not need to be continued now that the unit will soon be going on the market. The bill has not been paid yet but the job came in under budget. Two households still remain to pay dues, numbers 5 and 6 Bloch Terrace. Lise will contact the owners again.

She handed out a proposed budget for 2019-2020 to be included in the annual meeting package. There was discussion on several line items. There will need to be some money set aside for lawyers fees if we are thinking of redoing the C C and R's. She wondered if we could add a limit on the number of renters in the association. She pointed out that with increasing costs and at the current HOA fee rate that our reserves will be depleted by about 1/2 of what we have now by 2021 and the incoming board will need to address this issue.

LANDSCAPE;

Jim has organized a landscape group which consists of himself, Bill Hitchcock, Al Belais and Carol Fuller. Al will likely be replacing Jim on the board. There are only two trees currently on the watch list. There will be a walk through with Tree Care arranged for later in the year.

MAINTENANCE

John will make sure that the City is informed when the sprinklers will be turned on in mid may. Several cracks have been noted in the slurry seal. Gutters are the responsibility of the homeowners and perhaps this should be stressed at the annual meeting. There are some that are in need of replacement or repair. Pipes are also the responsibility of the owners.

OLD BUSINESS

none

NEW BUSINESS

Regarding the annual meeting, Pam brought several forms for review. Lise will print the envelopes, Pam will purchase stamps and the mailing will go out April 12th. Carol Hitchcock will be taking care of door prizes and refreshments.

The meeting was adjourned at 8.25 p.m.

The next meeting is the annual meeting on May 16 at the clubhouse

Respectfully submitted



Pamela Berg