

AGENDA FOR TTA HOMEOWNERS BOARD MEETING

TUESDAY, August 2, 2016, 8 Britten Court, Jeremy Davis, host

1. July minutes – posted?
2. President's report
 - a. TTA welcome letter
3. Treasurer's report: Jeremy Davis
4. Maintenance report: Lorin Dunlop
5. Landscape report: Bill and Carole Hitchcock
6. Old Business
 - a. August Potluck
7. New Business
8. Adjournment

August, 2016 Minutes

TANGLEWOOD TOWNHOUSE ASSOCIATION HOMEOWNERS MEETING

Date: Tuesday, August 2, 2016

Meeting Place: Jeremy and Lacey Davis' home, 8 Britten Court

Purpose: Monthly association meeting

Present: President, Sally Mahedy; Treasurer, Jeremy Davis; Maintenance, Lorin Dunlop; Landscaping, Bill and Carole Hitchcock; Assistant Secretary/Landscaping, Al Belais

Absent: Marcia Lynch

The meeting was called to order at 7PM by Sally Mahedy, president.

July minutes were approved without amendment by earlier email correspondence.

President's Report: Tanglewood residents would like a current roster listed by street and neighbor. Sally to assist the new Board members in preparing the roster and summer newsletter. Also, she will contact the new owner of 17 Britten Court for information concerning who will be occupying that address.

Treasurer's Report: The August report received board approval.

Maintenance Report: Lorin Dunlop reported that she reached out to the City water maintenance bureau to get an update on the status of the work that is scheduled to be done on the main, lateral waterline that runs behind 11 and 13 Britten Court. The City rep responded that they have not yet received a bill from the contractor scheduled to do that work, so it appears that it has not yet been completed. Lorin will continue to follow-up over the next month.

Lorin also noted that a reminder to residents that they need to use the official Mountain Park signage when selling their home (and that goes for garage sales too) should be mentioned in the next newsletter along with a reminder that residents should not be feeding the wildlife.

Landscape Report: Bill reported that he and Al did a walk-through with the arborist from Tree Care Unlimited on July 28th looking at all of the common areas and front areas of the neighborhood. Roughly a dozen or so items were noted, focusing mainly on those that either pose a hazard or are trees that are dead. The arborist will review the list and give us a price estimate on each item in about a week. With current schedules for Tree Care, the work will probably not take place until after Labor Day. All affected homeowners will be notified in advance.

Old Business:

Carole reported that planning for the annual potluck is proceeding. Next planning meeting will be this Thursday. The board members will pick up loaned tables and chairs, will set up and bring appetizers.

New Business:

Sally noted that she received a note from Pam Berg, thanking the board for its service, which enables the association to contain costs by not having to pay for a professional management service.

September meeting: To be held on Tuesday, September 6, at 7PM at the home of Marcia Lynch and Al Belais, 7 Britten Court.

Respectfully submitted, Al Belais

Treasurer's Report to Board
 For year July, 2016 thru December, 2016

Tanglewood Townhouse Assn
 August 1, 2016

Budget Summary

Landscaping	Budget	Spent July	Spent, FYTD	Available
Grovers	\$18,700	\$1,508	\$3,016	\$15,684
Add'l landscaping	\$4,500	\$790	\$965	\$3,535
Tree and bank care	\$4,000	\$0	\$0	\$4,000
Water	\$1,500	\$209	\$282	\$1,218
Other	\$0	\$0	\$0	\$0
Maintenance				
Gutter cleaning	\$2,000	\$0	\$0	\$2,000
General maint.	\$1,000	\$0	\$0	\$1,000
Other	\$0	\$0	\$0	\$0
Administration				
Insurance	\$16,400	\$0	\$0	\$16,400
PGE	\$1,000	\$52	\$113	\$887
Professional fees	\$500	\$0	\$0	\$500
Mail and office	\$400	\$10	\$10	\$390
Fees, taxes, misc	\$300	\$0	\$0	\$300
Other	\$0	\$0	\$0	\$0
Totals	\$50,300	\$2,570	\$4,386	\$45,914

Expenses in July

Grovers	\$2,258
PGE	\$52
Mailing and fees	_____
Insurance	_____
	<u>\$2,310</u>

Income in July

Dues	\$10,080
Assessments	\$0
Interest	\$0
	<u>\$10,080</u>

Bank Balances			Reserve balances	
	end June	end July	Start year	\$28,357
Checking	\$8,297	\$5,949	Spent	\$10,916
Savings	\$503	\$4,348	Add	\$2,307
Money Market	\$30,979	\$43,982	End year	
Totals	\$39,779	\$54,278		

August 20, 2016 Minutes
TANGLEWOOD TOWNHOUSE ASSOCIATION
Emergency Meeting of Board of Directors

Meeting Place: Sally Mahedy's home, 13 Britten Court,

Present: President, Sally Mahedy; Maintenance, Lorin Dunlop; Landscaping, Bill and Carole Hitchcock; Secretary, Marcia Lynch; & Al Belais Co-Director

Purpose: To discuss an issue between two neighbors regarding the placement of new paint on exterior surfaces.

The meeting was called to order at 11:am by Sally Mahedy, president.

It has been brought to the attention of the board that the homeowner's son, at 19 Bloch Terrace, John Hunter (who is also a resident with his mother, the homeowner) is unhappy and strongly objects to the paint color and its application on a wall that is the property of the homeowners next door, at 17 Bloch Terrace, Margi & Dick Zahler. The wall in question abuts and faces the deck and other backyard living spaces of the home of the Hunters, but is not visible to the Zahlers from their backyard spaces. This same paint color was applied by the Zahlers to the south side of the garage of the Hunters. This garage wall faces the Zahler's home and does not face the Hunters. Mr Hunter informed Lorin Dunlop, board member in charge of maintenance, that he was not concerned about the color on that particular wall.

The Tanglewood Declaration calls for all exterior walls of any single home in the Tanglewood Townhouse Association (TTA) to be painted one color. Also, the exterior color must be chosen from the pre-approved palette of the TTA.

The board agreed at this meeting to consider a compromise to the "all one color" rule if both parties involved in this current circumstance, the Zahlers and the Hunters, are in agreement and since the color applied by the Zahlers is from the TTA approved palette.

This compromise would allow the southside of the Hunter's garage to remain the color painted by the Zahlers. It also allows the Hunters to maintain their house color on the section of the wall that abuts their deck and the (southeast) side of their house from a point of demarcation approximating the underside of the eaves of their first floor, down to their deck.

Bill Hitchcock volunteered to draft a letter to be approved by all board members in attendance and which will then be sent to both the Zahlers and Hunters outlining this compromise. If both parties are not in agreement, the board has the option to enforce the Declaration rule that all exterior walls of any single home be painted one color.

Bill also volunteered to draft a letter to be sent to all households in the TTA outlining policies regarding the painting of exterior walls for both houses and garages and some other architectural matters requiring pre-approval by the TTA and the Mt Park HOA.

September meeting: to be held Tuesday, September 6th, 7PM at the home of Marcia Lynch & Al Belais at 7 Britten Court

The meeting adjourned at 12:30 PM

Respectfully submitted, Marcia Lynch

AGENDA FOR TTA HOMEOWNERS BOARD MEETING

TUESDAY, September 6, 2016, 7 Britten Court, Marcia Lynch and Al Belais, hosts

Anticipated attendees: Board members and residents, Dick and Margi Zahler

- 1. Minutes of August meeting**
- 2. Maintenance report: Lorin Dunlop and Bill Hitchcock**
 - a. Status of painting issues at 17 and 19 Bloch Terrace**
 - b. Paint chips – clarification between color name and color number.**
 - c. Clear communication between adjoining households regarding shared walls and paint colors selected. Who pays/who is affected.**
- 3. President's report:**
- 4. Treasurer's report: Jeremy Davis**
- 5. Landscape report: Bill and Carole Hitchcock**
- 6. Old Business: Potluck – comments?**
- 7. New Business: Fall newsletter**
- 8. Next meeting: October 4 – location?**
- 9. Adjournment**

September, 2016 Minutes
TANGLEWOOD TOWNHOUSE ASSOCIATION
Board of Directors Meeting

Date: Tuesday September 6, 2016,

Meeting Place: Home of Marcia Lynch & Al Belais, 7 Britten Court

Purpose: Monthly association meeting

Present: President, Sally Mahedy; Maintenance, Lorin Dunlop; Landscaping, Bill and Carole Hitchcock; Secretary, Marcia Lynch & Al Belais co-director

Assistant to Landscaping: Al Belais

TTA residents: Margi & Dick Zahler

The meeting was called to order at 7PM by Sally Mahedy, president.

August minutes for regular 1st Tuesday as well as Emergent Meeting Minutes approved without further amendment for posting on the TTA website.

President's Report: None for September; deferred for discussion regarding exterior paint issues involving the Zahlers (#17 Bloch Terrace) who were present for the meeting, and the Hunters (#19 Bloch Terrace) who were unable to attend.

Treasurer's Report: No report for September

Maintenance Report:

Discussion with the Zahler's and clarification of CCA rules regarding responsibility of homeowners painting shared exterior walls as well as those exterior walls which abut another homeowner's walls.

The board voted on and approved a variance which would allow a shared wall at the back of #17, belonging to the Zahlers, to be kept the color of the original paint color of #19 on the south side of their patio from just below the gutter to their deck and extending in a straight, horizontal line to the privacy wall separating the back living area of the two homes.

For future clarity regarding CCA rules governing exterior paint colors and shared walls, Bill Hitchcock will write a letter of explanation to be sent to all homeowners and residents of the TTA HOA.

Lorin Dunlop will draft a policy memo over the next several months, for consideration by the board, which will clearly reiterate the CCA rules regarding these matters.

The TTA HOA exterior paint palette has recently been affected by some changes in colors and numbers at Miller Paint Co. This has affected some but not all of our color palette. Over the next several months, Lorin has gathered samples of new colors and the board will develop a proposed palette which will be submitted to homeowners for approval. The palette is to be finalized at the upcoming HOA annual meeting in May, 2017.

Lorin has not heard back from Phil Lawrence of Lake Oswego's waste water management regarding work that was to be completed on the lateral sewer lines behind the homes at 5,7,9, and 11 Britten Ct. Lorin will continue attempts to contact him to confirm if the work was completed this summer as planned or is yet to be done.

Landscape Report:

Bill Hitchcock provided estimates for 12 small tree projects equaling \$6,131.00 which was approved by the board.

The board also approved \$450.00 reimbursement to the Zahlers for new sod placement to a common area.

Old Business:

The annual summer TTA potluck was held as scheduled on Thursday, August 18th. In spite of extremely high temperature, the event was well attended and many commented on the beautiful, balmy (and surprisingly comfortable) summer evening on the wonderfully shaded Bloch Terrace cul-de-sac. Many thanks to Carole Hitchcock who was again this years co-ordinator and the volunteers.

New Business: No new business other than action plans already mentioned in the Maintenance report

October meeting: to be held Tuesday, October 4, 7PM at the home of Carole & Bill Hitchcock

The meeting adjourned at 8:30 PM

Respectfully submitted, Marcia Lynch