

2022

Tanglewood Townhouse Association

Annual Meeting Minutes

Teleconference Meeting via zoom, May 25, 2022

The meeting was called to order at 7:04 pm by President Judy Contolini. Judy welcomed everyone and introduced the current board members. The Secretary, Darcy Paquette, stated that a quorum had been established—32 ballots were returned, 26 were needed for a quorum, so quorum was met.

The minutes of the previous annual meeting held May 26, 2021 was approved, with 32 people responding yes to approve.

Treasurers Report

Ballot results for the 2022-23 budget: Of the 32 people that voted, 29 approved of the budget, 3 disapproved. The proposed operating budget was passed.

Landscaping Budget

- Line 1: Grover's 25% rate increase bumped up annual total to \$22,596. The new company has annual 3% increase which will bump up this year's total to \$24,480.
- Line 2:
- Line 3: We need to spend little more for Tree Care since many homeowner requests, so budget bumped up to \$3,500.
- Line 4 & 5: Unspent Tree Care money will carry over to next year.
- Line 6: Not increasing budget for water and plan to keep it under control.

Maintenance Budget

- Gutter cleaning had a big increase this year because we can't find a company that will do the work for \$2,000 or under. This year used a company that also included roof cleaning.
- Line 8: No increase for general maintenance.
- Line 9: No increase for snow removal.
- Line 10: No budget for "other".

Administration Budget

- Line 11: Insurance costs have gone up to \$24,000.
- Line 12: PGE budget to remain the same.

- Line 13 & 14:
- Line 15: Mail and office budget to remain the same.
- Line 16: Fees, taxes, misc. budget to remain the same.

Reserve Budget

Line 19 & 20: Budget to be used in case of damage to trees/fences from storms.

Line 25: Islands budget was moved to insurance to cover increase in cost. Work on islands was postponed to 2023.

- Funds are set aside for trees in case of emergency storm
- Funds are set aside for islands for future. This year borrowed \$2,000 from the islands to cover the increase in insurance costs.
- Discussion on how the reserve fund works.

Income Budget

The total income of \$72,394.56 will not cover all planned expenses even with a 5% dues increase (\$7.56 a month). About \$3,000 will be coming from reserves.

Reserves are projected to go from \$68,077.66 to \$65,192.22

A vote was approved last year at the annual meeting that the board could implement a 3-5% dues increase without approval from homeowners if deemed necessary.

Bank Reserves Budget

Discussion on how the reserves operates.

Board Nominees

There were no submissions of write-in nominations from the returned ballots. All of the board nominees were approved:

Lorin Dunlop

Lisa Shaw

Connie Scheel

Landscape Report

- Our landscape company has been changed to Landscape East & West. They are slowly learning the community. They are good communicators and are approachable. They have responded to homeowner requests very quickly. Homeowners are welcome to reach out to them directly or can funnel questions through Jerry.
- There is still interest in revitalizing the three islands on Bloch Terrace and some homeowners have volunteered to do the labor.
- Tree Care did their annual walk through and there was quite a punch list of items. The most dangerous ones were done already, there a few remaining items to do.

Maintenance Report

- Discussion on the gutter cleaning that occurred early this year. Positive comments that there was no clomping around on roofs this year or big messes left behind. The work was done by a small company and they do other work as well such as pressure washing, window washing, cleaning off roofs, etc.
- There is a lot of house painting going on this year.
- There was an entire perimeter fence replaced and cost was covered by a neighbor (so no impact to TTA budget).

President's Report

- Judy expressed her gratitude for being on the board the last few years.
- John Mahedy will be in charge of gathering additional information regarding a possible rental cap since there was a high percentage of homeowners unsure of if they wanted a rental cap.
- Work has been done by Renaud and Judy to clean up the language of our by-laws and declarations given they are 50 years old and much of it "boiler plate." Pros and cons, and mention of what occurs in other parts of the country regarding rental caps. A committee is formed to do an in-depth survey on viability of rental cap.
- A dessert social follows the meeting and will be held at 7 Bloch Terrace. Thanks to the Hitchcock's for hosting. All are invited.

The meeting was adjourned at 8:03 pm.

Respectfully submitted.

Darcy Paquette

Secretary