



# Tanglewood Townhouse

A S S O C I A T I O N

3 Monroe Parkway, Box P-156, Lake Oswego, OR. 97035

Minutes of the Board of Directors Meeting of the Tanglewood Townhouse Association (TTA)

*Lake Oswego, Oregon, July 15, 2024*

## 1. Call to Order

President called to order at 7:07 p.m.

Attendees: Lisa Shaw, Treasurer; Rachel Inscoe, Secretary; Janet Strader, Maintenance; Cindy Bennett, Landscaping; Margaret Kowitz, President

Absences: None

Quorum: Met

## 2. Agenda Approval

Approved

## 3. Minutes Approval

Minutes from the June 2024 Board Meeting approved once budget update is received

## Member Reports

### 4. President

-Potluck Sept 19: no response to call for volunteers. Lisa suggested making it simpler, i.e. appetizers and desserts only. Board will bring non-alcoholic drinks and people can bring beer/wine as they'd like. President will send email requesting volunteers to help, letting people know it will be open house style and finger food only, bring own chairs. Maybe with the simpler format people will sign up.

-Digitizing CCRs: Lisa will follow up with Buckley for status report and review most recent emails

### 5. Secretary

-Rachel will email out new roster with updates to 9 Bloch, Lisa has the info.

-Updated State farm forms now uploaded onto website.

**6. Treasurer:** 6 checks received for ½ yearly dues. Issue with one EFT, owner sent check right away once brought to their attention and is working on bank issue.

-Buckley and Tree Removal were paid in July instead of June where they had been budgeted so Lisa will make clear what the 23-24 Fiscal year underspend was that year and why the overage in 24-25.

Monthly Budget: June, 2024:

Not available

## **7. Maintenance**

-Took application for 14 Britten up to Mt. Park for the owner and did not hear back. Let the owner know to contact Blake at MPHQA. Eventually called MPHQA and they said they approved it weeks ago.

-8 Britten talked to Janet about possibly installing new gutters, wanted to confirm which were theirs and which belonged to the attached dwellings.

New Maintenance Request Applications:

-7 Bloch New Door - APPROVED

## **8. Landscaping-**

-Large dead maple at the end of Bloch is removed. Company that was hired did great and will be looking at them for future tree work to compare prices to Tree Care.

-Hope to schedule a work party this September to clear out common areas behind Britten, many blackberries to remove.

-6 Britten renter asked about possibility of artificial turf. Cindy let him know Mt. Park does not allow it.

-Per Janet the company hired to put up the fence behind 7 Britten was good and she would recommend him to others

-Cindy still plans to get bids for neighborhood landscapers to compare with LEW

No new applications

## **11. Old Business**

-20 Surveys received back from annual meeting. Top concerns were:

#1 - Maintain fiscal stability

#2 - Maintain self governance

#3 - Landscape/tree care. One person wants to keep LEW, 6 do not want LEW

Lisa suggests an email go to community asking them for recommendations for landscape companies. Before signing a new contract the board needs to confirm what exactly the landscapers do? Should they still mow even though they don't do back yards and many are getting rid of grass? How much of each yard do they care for? When discussing new bids it will be necessary to be very specific about what is to be done.

-Lien on 21 Bloch has been removed. Lisa let Owner's POA know he will be hearing from other board members about fixes to be done on the house.

-Board received push back from 6 Bloch owner regarding board's concerns about possible short term rental issue and trash cans on display. He confirmed tenants have a signed lease and will talk to them about the trash cans.

-How long should the very old binders that get passed around from President to President be kept? Board to ask Buckley.

### **-New Business**

-How can board deter people from long term street parking? Once final version of CCRs received from Buckley board will review language on parking and speak to Buckley about how to include that. Board to look into Mt. Park rules about street parking.

-While updating CCRs need to make sure boards ability to increase dues up to 5% a year is properly included as an amendment.

-5 Bloch on auto pay and 9 Bloch check received.

-Remind community to let neighbors know when having major work done outside.

-Board would like to plan a Town Hall about rental caps, invite someone from Buckley. Will use zoom and record the meeting. Sometime in October or November. Ask for questions from community ahead of time to save time during meeting. Specifically asking people why they are against it. Lisa to draft sample survey questions and date options.

Next Board meeting will be at 21 Britten, Monday, September 16, at 7:00 p.m.

Adjourned 8:57 p.m.