



# 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, September 16, 2024*

## 1. Call to Order

President called to order at 7:02 p.m.

Attendees: Lisa Shaw, Treasurer; Rachel Inscoe, Secretary; Cindy Bennett, Landscaping; Margaret Kowitz, President (Janet Strader, Maintenance phoned in for maintenance report)

Absences: None

Quorum: Met

## 2. Agenda Approval

Approved

## 3. Minutes Approval

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

## Member Reports

### 4. President

-4 Bloch trash containers have been left out often. Contacted homeowner who will let the property management know

-Potluck Sept 19: Board discussed and confirmed who is bringing drinks, utensils and other necessary items. Carole and Al volunteered to help set up. Set up will begin about 4. Lisa will create fliers stating it is a "photo zone" and that photos might be used on the blog and to let a board member know if someone doesn't want their photo on the blog. Board members can take photos and send to the Secretary for the blog, but no photos of children will be used. Board will try to collect missing contact information at the potluck to update the roster.

-Confirmed that the Town Hall regarding the rental cap will be Tuesday October 22 4:30-7:00 at Mt. Park Community Center

## **5. Secretary**

-No Tanglewood Tales will be done this fall. Jerry and Rachel Inscoe are working on setting up the Blog so that emails will go out automatically when the blog is updated with a new post

-Will send out updated roster as soon as new owners of 5 Bloch, 9 Bloch and email for renters at 29 Bloch is received.

## **6. Treasurer:**

-Working on a reconciliation for 2023-24 Fiscal year. Confirming various expenditures like legal fees are all accounted for.

-Working on getting more people on Auto Pay. Will bring forms to the potluck.

-In response to a question from the Secretary, going forward with board meetings happening every other month, each meeting minutes will have two months worth of financials.

Monthly Budget: July, 2024:

Expenditures: \$10,922.77

Yearly budget: \$83,669.32

Year to date spent: \$10,922.770

Balance remaining: \$72,746.55

August, 2024:

Expenditures: \$5,594.39

Yearly budget: \$83,669.32

Year to date spent: \$16,517.16

Balance remaining: \$67,152.16

Please note that the TTA Adopted Annual Budget was \$77,178, however we had unspent funds in the amount of \$6,491.32. These funds were to pay for the emergency tree removal in the Bloch Terrace cul-de-sac, but the invoice was not paid until July. As a result we have carried the funding over into this fiscal year to cover the invoice and the "Revised" budget for the year is now \$83,669.32

## **7. Maintenance**

-Maintenance Requests Reviewed by Board via email prior to meeting:

21 Bloch re-paint (same color) - Approved

8 Britten - gutter replacement - Approved

12 Britten - repaint - Approved

16 Britten - new driveway - Approved

New Maintenance Request Applications:

-nothing to review at meeting

## **8. Landscaping-**

-Requesting new landscaper bids from Grovers, who are now under new management. LEW price will be going up. LEW currently have assigned a new team to TTA and seem to have a good plan in place and have been doing better work. Still looking for more landscapers to request bids from

-Apple tree in common area behind 31 Bloch takes a lot of effort and money to maintain, something to keep an eye on.

-Japanese garden style island is complete. May need to find a nice "no poop, no pee" sign because people are letting their dogs do that in the island, could cause damage to the new plants.

-Wood for new bench in middle island is available. Will ask AI or others if they have a chainsaw and/or other tools and ability to build a simple bench.

No new landscape applications

## **9. Old Business**

-While no new complaints have been received, parking is still an issue with residents taking up large part of the end of Bloch Terrace. Once newly digitized CCRs are uploaded it will be easier to reference things like parking with owners and residences. Need to remind people that there are sprinkler heads on that part of Bloch that could easily be damaged by cars parking there. Mountain Park regulations encourage people to park in their driveways and not regularly on the street. City of Lake Oswego doesn't allow parking in one spot for more than 72 hours.

## **10-New Business**

-Margaret, Lisa and Rachel had a discussion with Buckley regarding the latest amendment to the CCRs not being officially added and recorded. This was an amendment stating the Board has the ability to increase the budget every year up to 5% without the members voting. Jon at Buckley recommended a new vote as many new people now own property in the neighborhood who were not part of the original vote and would not have seen that in the CCRs. Jon will verify if it is 66% ( $\frac{2}{3}$ ) need to vote yes or 75% in order for an amendment to pass and then be recorded officially with the county.

-Margaret to ask Lorin if she would still like to help with the rental cap town hall since as outgoing President of the HOA she stated she still wanted to be a big part of this discussion. Board to come up with talking points. The room is booked September 23 from 4:30 to 7:00 and the meeting will be from 5:30 to 6:30 and a zoom link will be needed. Margaret will send out an email to homeowners requesting people send in comments and questions by October 7, will create a google doc with all questions and send it to the board so they have time to review.

-Mountain Park ARC form should be uploaded to the website with a note that it needs to go to TTA HOA before sending it to Mt. Park HOA.

### **11. Emergency Prep**

-New statewide eprep program is called b2weeksready. Cindy attended the LO Prep meeting and learned about the group setting up training in various neighborhoods to do trainings helping everyone to learn to be well prepared. Cindy would like to open her home to a training session. She would also like to give a presentation at the potluck to introduce B2weeksready and have sign up sheets for people interesting in training.

Next Board meeting will be at 13 Bloch, Monday, November 18, at 7:00 p.m.

Adjourned 8:50 p.m.