



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, Saturday, January 24, 2026

1. Call to Order

President called to order at 9:05 a.m.

Attendees:

In Person: Margaret Kowitz, President; Lisa Shaw, Treasurer; Rachel Inscoe, Secretary; Craig Whitten, Maintenance; Cindy Bennett, Landscaping

Absences: None

Quorum: Met

2. Agenda Approval

Approved

3. Minutes Approval

Draft Minutes from November 2025 Board Meeting approved once budget numbers are updated

Member Reports

1. President

-Need for board director volunteers: two homeowners expressed interest in answer to emails. Reached out to property management group and they charge a minimum of \$1500 per month. Would be thousands in legal costs to transfer to a property management company. Lisa & Margaret will meet with a management company to find out more about costs to share with the community. Margaret will reach out to Buckley to see if they have ever worked with a community transitioning from self-governed to property management and what that entails. Will schedule a zoom call to answer community members questions about being on the board and invite them to the March meeting.
-Asked for quote from insurance company to compare rates and coverage to confirm it is the best option for the community currently

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2. Secretary

-2025 Approved Amendments have been notarized and sent to Buckley for finalizing and recording with the county

-Roster updated but still no renter info for 19 Bloch. Will send an updated roster to the community soon.

3. Treasurer

-Updated budget info for last several months for meeting minutes. Spent 38% of annual budget so far and we are halfway through the year. Does not include large insurance bill that will come in spring of 2026 and will be a minimum of \$32,000. Have already spent over \$11,000 on tree care and only \$5,100 was budgeted. Will keep watch on the spending and see if money can be moved from underspend in other budget items.

-Only one has not paid for Jan-June dues, will keep requesting that. They are consistently late so working on strategies to get that to change. Checked the community documents and cannot send someone to collections until 90 days past due. Board will think about other options.

November, 2025

Expenditures: \$12,062.40

Yearly budget: \$80,130.00

Year to date spent: \$24,448.75

Balance remaining: \$55,681.25

December, 2025:

Expenditures: \$6,200.11

Yearly budget: \$80,130.00

Year to date spent: \$30,648.86

Balance remaining: \$49,481.14

4. Maintenance:

-Gutter cleaning is complete. Took longer than expected due to weather and workers had to move around the neighborhood in a different pattern due to the cedar shake roofs being extra slippery when wet. Will warn residents of that next year as this caused questions to come up.

-Streetlight on corner of 21 Britten has been repaired. Person who used to work on the lights is retired so need to find another person to call. Asked Mt. Park and they said to call the city, will try other people at Mt. Park as they have the same lights.

-Lisa noted that the retaining wall behind 33 Bloch is falling, Craig will look into repairs

New Maintenance Request Applications: none

5. Landscape

-Chet at Singleline Tree noted that a tree that lost one large branch needs to be pruned to even it out and other trees that need to come down. Gave a \$6,000 bid. Several other trees have a fungus and will continue dying. Could be expensive, have to prove to the city that they are hazardous to pay only a \$25 hazard tree removal fee, if it can't be proved they are hazardous it will cost much more. Cindy will work with the city on proving hazards.

-After bank clean up trees may need to be planted for erosion control. Cindy will look into getting professional opinions and options for that

-Embankments – did Britten last year, looking at Bloch this year, only \$2000 to spend, will talk to GBR about what needs to be done and get a quote

New Maintenance Request Applications: none

9. Old Business

-discussed during member reports

10-New Business

-discussed during member reports

Next Meeting will be Monday, March 9 at 7 p.m. at 13 Bloch Terrace

Adjourned 10:13 a.m.