

**Tanglewood Hills HOA Board of Directors Monthly Meeting**  
**Video Conference: Ring Central Virtual Meeting**  
**January 22, 2024 at 6:00PM**

**Call to Order:** Chair Newport called the meeting to order at 6:05pm.

**Board Members present:** Steve Newport, Suzanne Farrell, Joanna Steven, David Campbell. Alexandra Wood from Management Trust also present.

**6:10pm: Homeowner Forum:** Meeting open to owner/audience participation.

**6:45pm: Homeowner Forum closed.**

**Approval of Minutes for December 4, 2023 Monthly Board Meeting.**

**Motion:** By Director Campbell to approve Minutes with edits as noted.

**Seconded:** By Chair Newport.

**Vote:** Motion passed.

**Approval of Financial Report for December 2023.**

**Motion:** By Chair Newport to approve Financials as presented by Management.

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

**Update of Meeting with Clancy Harris to clarify the reading of the Financials.**

Alexandra and the Board are still trying to set a date with Clancy.

**Regulation Update for Appropriate Items on Decks.**

Board to discuss at an upcoming Board Meeting.

**Fee Waiver and Reimbursement Requests.**

**Unit Owner Account # 15472878269** requesting reimbursement for loss of Internet connection during construction.

**Motion:** By Director Campbell to deny reimbursement request.

**Seconded:** By Director Farrell.

**Vote:** Motion to deny reimbursement passed.

**Unit Owner Account # 15472861368** requesting \$421 for asbestos related issue.

**Motion:** By Director Campbell to deny request.

**Seconded:** By Director Farrell.

**Vote:** Motion to deny request passed.

**January 22, 2023 Board Meeting Minutes continued**

**Touchstone Side Carport Repairs Proposal and Bid of \$31,722 by -----?-----.**

**Motion:** By Chair Newport to approve the proposal and bid.

**Seconded:** By Director Steven.

**Vote:** Motion passed.

**Inspection of roofs by I&E show some roofs with exposed pipe jacks and needed repairs. Cost with Time and Materials estimate to be \$4500 with additional cost for materials.**

**Motion:** By Chair Newport to approve.

**Seconded:** By Director Campbell.

**Vote:** Motion passed.

**Unit #102 Mini Split Location. Board review of three options for the mini split location.**

**Motion:** By Chair Newport to approve options.

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

**7:20pm:** Open meeting adjourned.

**7:25pm:** Executive Session. Board members only.

**7:40pm:** Executive Session ends.

**7:42pm: Motion:** By Chair Newport to adjourn meeting. Meeting adjourned.

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Submitted by Suzanne Farrell, Secretary

February 22, 2024