

**Tanglewood Hills HOA Board of Directors Monthly Meeting  
Video Conference: Ring Central Virtual Meeting  
April 28, 2025at 6:00PM**

**Call to Order:** Chair Newport called the meeting to order at 6:07pm.

**Roll Call:** Board members present: Steve Newport, Sue Farrell, Quincy Frazier.

**6:08pm: Homeowner Forum:** Meeting open to owner/audience participation.

**6:10pm: Homeowner Forum closed.**

**Approval of Minutes for March 24, 2025 Board Meeting.**

**Motion:** By Chair Newport to defer until next month since Minutes not received by all Board members.

**Seconded:** By Director Frazier.

**Vote:** Motion passed.

**Review of Financial Statement for March 2025.**

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

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

**New Business.**

**Storm Drain Cleaning Proposal Bid of \$570.00 by Scott Warner Construction for parking lot flooding in front of Building U per Unit 131 owner report.**

**Motion:** By Chair Newport to approve and to determine cause of flooding.

**Seconded:** By Director Frazier.

**Vote:** Motion passed.

**Secondary Needed Repairs to Unit #31 Found During Completion of Plumbing Work on 3/20/2025. Proposal by Proline Plumbing & Sewer for Replacement of second corroded waste line: \$1,762.20.**

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

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

**HOA Services –Proposal of \$4,000.00 for Dryer Vent Yearly Maintenance Cleaning of 158 Units. Lint removed to be put in dumpsters.**

**Motion:** By Director Farrell to approve.

**Seconded:** By Director Frazier.

**Vote:** Motion passed.

## **April 28, 2025 Tanglewood Board Meeting Continued**

**6:40pm:** Meeting closed to homeowners/audience.

**6:41pm:** Executive Session. Board members only.

**7:20pm:** Executive Session ends.

### **Fee Waiver Request.**

**Unit Owner Account #15472731383:** Requesting to have fees reversed as a courtesy due to receiving no notices of outstanding balance until now. Fees include First Notice of Default, Recording/Mail fee and Interest totaling \$104.48.

**Motion:** By Chair Newport not to approve.

**Seconded:** By Director Frazier.

**Vote:** Request Denied.

**6:40pm: Motion:** By Chair Newport to adjourn meeting. Meeting adjourned.

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Submitted by Suzanne Farrell, Secretary  
May 22, 2025