

**Tanglewood Hills HOA Board of Directors Monthly Meeting  
May 27, 2025 at 6:00pm  
Ring Central Video Conference**

**Call to Order:** Chair Newport called the meeting to order at 6:03pm.

**Roll Call:** Board Members present: Steve Newport, Sue Farrell, Quincy Frazier, Joanna Steven.

**6:05 pm: Homeowner Forum:** Meeting open to owner/audience participation.

**6:10 pm: Homeowner Forum closed.** No audience participation.

**Approval of Minutes of March 24 and April 28, 2025 Board Meetings.**

**Motion:** By Chair Newport to approve March and April Minutes.

**Seconded:** By Director Steven.

**Vote:** Motion passed.

**Review and Approval of April 2025 Financial Report.**

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

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

**New Business.**

**Lighting/Electrical Repairs Bid Estimate from Global Electric for \$680.00.**

Scope of work to include: Repair wire at Building U #136; troubleshoot and repair light by the pool and repair broken conduit; troubleshoot and repair/replace light post fixture by Kerr entrance.

**Motion:** By Director Steven to approve bid.

**Seconded:** By Director Frazier.

**Vote:** Motion passed.

**Rear Panel Bid from Fast Signs for \$1,189.00 for Touchstone Entrance Sign.**

Includes installation of new panel over deteriorating back side of new entrance sign.

**Motion:** By Chair Newport not to approve and to look for other options.

**Seconded:** By Director Farrell.

**Vote:** Motion denied.

**Plumbing Repairs Bid from Proline for \$3,539.70 for leak in Unit# 129 causing damage to exterior of building.** Proline will coordinate with I&E to cut into the exterior siding for bathtub drain access.

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

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

## **May 27, 2025 Tanglewood Hills Board Meeting Continued**

### **New Business continued.**

**Moisture and Mold Mitigation Estimate from Kennedy Restoration for \$3,449.22 for unit #136.** Plumbing repair to drain line leak behind shower stall caused leak into the wall cavity. Kennedy Restoration will restore unit to normal.

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

**Seconded:** By Director Frazier.

**Vote:** Motion passed.

### **Proposal by Schwindt & Co. for \$900.00 for 2026 Reserve Study.**

Proposal is for Level 111: Maintenance Plan Update, no site visit.

A Full Reserve Study was done last year following I&E Project Completion.

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

**Seconded:** By Director Frazier.

**Vote:** Motion passed.

**7:00pm:** Meeting closed to owners/audience.

**7:01pm: Executive Session.** Board members only.

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

### **Fee Waiver Request.**

**Unit owner Account # 15472960901:** Requesting to have fees waived since owner is caught with payment issues: Fees include First Notice of Default, Interest, and Recording/Mail Fee totaling \$221.77.

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

**Seconded:** By Director Farrell.

**Vote:** Request denied.

**7:21pm: Motion:** By Chair Newport to adjourn meeting. Meeting adjourned.

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Submitted by Suzanne Farrell, Secretary  
June 16, 2025