

**Tanglewood Hills HOA Board of Directors Monthly Meeting
Video Conference/Ring Central Virtual Meeting
June 26, 2023**

Call to Order: Chair Newport called the meeting to order at 6:32pm following adjournment of Annual Meeting.

Roll Call: Board members present: Steve Newport, Sue Farrell, Hilary McHenry, Joanna Steven, and newly elected David Campbell.

Annual election results: Joanna Steven 28 votes; David Campbell 27 votes, Quincy Frazier 24 votes.

6:35pm: Homeowner Forum open to owner/audience questions, comments.

6:45pm: No further questions from audience. Homeowner forum closed.

Approval of Minutes for May 22, 2023 Board Meeting.

Motion: By Chair Newport to approved Minutes as presented.

Seconded: By Director Steven

Vote: Motion passed.

Financial Report for May 2023.

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

Seconded: By Director Farrell.

Vote: Motion passed.

Fee Waiver Requests

Unit # Acct# 15472861368: Owner requests \$83 fee waiver; notifications were not going to correct address. Owner has since set-up auto payment.

Motion: By Chair Newport not to approve fee waiver request.

Seconded: By Director Farrell.

Vote: Motion passed.

Unit # Acct # 15472286733: Owner requests \$83 fee waiver; no explanation given.

Motion: By Chair Newport not to approve fee waiver request.

Seconded: By Director Farrell.

Vote: Motion passed.

Building R Re-Pipe Project: Bid from 1-800 Plumbers for re-pipe of first stack of Building R.

Board Decision: Since investigation found the plumbing problem a clog issue and not a pipe break, decision to not go forward with re-pipe at this time.

June 26, 2023 Board Meeting Minutes continued

Building L Sewer Issue and Abatement Work Done in Units #116 and #118. Management Provided Breakdown Sheet with Recommended Bill Backs to Unit #116 of \$2,339.59 and to unit #118 of \$4,416.83.

Motion: By Chair Newport to approve bill backs to Unit #116 and #118.

Seconded: By Director Steven.

Vote: Motion passed.

Construction Project Door Painting Included in Project Scope Budget.

Motion: By Chair Newport to not paint doors due to unexpected expenses not covered in Project Scope budget.

Seconded: By Director Campbell. Opposed: Directors McHenry and Steven.

Motion: By Farrell to approve.

Vote: Motion passed.

7:30pm: Motion: By Chair Newport to adjourn meeting. Meeting adjourned.

Email Votes Between June 26 and August 28, 2023 Board Meetings

June 28, 2023: Vote Change By Director Farrell on Painting the Doors.

Motion: By Director Farrell to paint all the doors of buildings.

Vote: Motion to paint doors now passed by three out of five votes.

August 15, 2023: Offer on Unit #65 for \$310, 000. Price will include paying off the \$90,000 special assessment.

Motion: By Chair Newport to accept offer.

Seconded: By Director Steven.

Abstained: Director Campbell states that he abstains from voting.

Vote: Motion passed.
