

**Tanglewood Hills HOA Board of Directors Monthly Meeting  
Video Conference: Zoom Virtual Meeting  
August 25, 2025 at 6:00PM**

**Call to Order:** Chair Newport called the meeting to order at 6:08pm.

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

**6:09pm: Homeowner Forum:** Meeting open to owner/audience participation.

**7:00pm: Homeowner Forum closed.**

**Approval of Minutes for June 23, 2025 Board Meeting.**

**Motion:** By Chair Newport to approve the June Meeting Minutes.

**Seconded:** By Director Frazier.

**Vote:** Motion passed.

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

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

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

**New Business.**

**Building T Backflow Device with Possible Leak/Broken Handle near Unit 129.**

**Bid estimate by Proline Plumbing and Sewer of \$3,369.60 to make repairs.**

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

**Seconded:** By Director Frazier.

**Vote:** Motion passed.

**Carport Rain Gutters and Ongoing Damage from Large Trucks and Vans.**

**Repair gutters or remove gutters, which were reinstalled during Construction to reduce constant repair costs.**

**Board Decision:** To table any decision at this time.

**Ratification of July 29, 2025 Email Votes for Bids by Dennis 7 Dees.**

**Irrigation: Bid of \$4,890 for replacement of faulty controllers in sprinkler system throughout the property.**

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

**Seconded:** By Director Frazier.

**Vote:** Motion passed.

**Renovation of Entryways: Bids of \$3,938 for South Entryway and \$3,938 for North Entryway for landscape enhancement of Tanglewood Entrances.**

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

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

## August 25, 2025 Tanglewood Board Meeting Continued

**7:15pm:** Meeting closed to homeowners/audience.

**7:16pm:** Executive Session. Board members only.

**7:30pm:** Executive Session ends.

### **Fee Waiver Requests.**

**Unit Owner Account #15472652130:** Requesting waiver of First Notice of Default and Recording/Mail Fees and interest, total amount of \$215.00. Unaware Special Assessment not being paid.

**Motion:** By Director Farrell not to approve.

**Seconded:** By Chair Newport.

**Vote:** Motion not to approve passed.

**Unit Owner Account #15472286666:** Requesting a waiver of Lien fees, Recording/Mail fee, and interest, total amount of \$330.81. Unaware his payments were late.

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

**Seconded:** By Director Frazier.

**Vote:** Motion not to approve passed.

**Unit Owner Account #15472816737:** Requesting a waiver of First Notice of Default, interest and Recording/Mail Fees, total amount of \$110.25. Unaware Special Assessment was not included in the ACH.

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

**Seconded:** By Director Farrell.

**Vote:** Motion not to approve passed.

**Unit Owner Account #154773192972:** Owner requesting a 24-month payment plan to get caught up with their dues.

**Motion:** By Chair Newport to deny a two-year plan; would accept a one-year plan.

**Seconded:** By Director Frazier.

**Vote:** Motion not to approve two-year plan approved.

**7:35pm: Motion:** By Chair Newport to adjourn meeting. Meeting adjourned.

\*\*\*\*\*