

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.

Submitted by Suzanne Farrell, Secretary
October 6, 2025

Page 2 of 2