

Tanglewood Hills HOA Board of Directors Monthly Meeting
In Person: Mountain Park Rec Center Hawthorn Room
And By
Video Conference: Ring Central Virtual Meeting
August 28, 2023 at 5:00PM

Call to Order: Chair Newport called the meeting to order at 5:10. Unable to access Ring Central Video Conference.

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

5:15pm: Homeowner Forum open to owner/audience questions and comments. Audience sign in sheet, 18 owners present; technical difficulties prevent access to RingCentral and inability to include those owners wanting to participate online.

6:30pm: Due to time constraints and needing to close Hawthorne Room by 6:45pm, Homeowner forum closed.

Approval of Minutes of June 26, 2023 Meeting.

Deferred due to time constraints.

Email approval with edits as reviewed by Board 9/3/2023.

Financial Report for June and July 2023.

Deferred due to time constraints.

Unit Account #15472625809: Owner is requesting that accumulated fines of \$720 for non-compliance and removal of window a/c units be forgiven. Fines included two one-time fines and daily fines from 07/17 -08/01. Owner says a/c unit removed but no proof given to Management until site review when it was noticed the units were removed and closed the violation.

Motion: By Chair Newport not to approve removal of fines.

Seconded: By Director Farrell.

Vote: Motion passed.

Unit Account #15472805887: Owner is requesting that an electrical service invoice be reimbursed.

Motion: By Chair Newport not to approve reimbursement.

Seconded: By Director Farrell.

Vote: Motion passed.

Delinquency Report

Unit Account # 15472945440: Board to approve payment plan.

Motion: By Chair Newport to approve payment plan.

Seconded: By Director Steven.

Vote: Motion passed.

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Delinquency Report

Unit Account # 15472595797: Board to approve writing off \$9,197 to bad deb from previous owner.

Motion: By Chair Newport to approve write off.

Seconded: By Director Farrell.

Vote: Motion passed.

Unit Account# 15473164522: Board to approve writing off \$12,884 to bad debt from previous owner.

Motion: By Chair Newport to approve write off.

Seconded: By Director Farrell.

Unit Account# 15473209264: Board to approve bad debt write off. Estimated \$88,000.

Motion: By Chair Newport to approve.

Seconded: By Director Farrell.

Vote: Motion passed.

6:45pm: Motion: By Chair Newport to adjourn meeting. Meeting adjourned.

Email Votes Between August 28 and September 25, 2023 Meetings

Building L2 Radon Mitigation work of \$1,026.

Motion: By Chair Newport to approve.

Seconded: By Director Farrell.

Vote: Motion passed.

August 30: Tanglewood Insurance Rate Update.

Motion: By Chair Newport to approve continuing with Arden full replacement cost EQ coverage \$91k quote.

Seconded: By Director Campbell.

Vote: Motion passed.

September 14: Summit Reconstruction and Restoration Bid of \$8,046.91 for sheetrock repair needed for access to repair common pipes Building S.

Motion: By Chair Newport to approve repair work bid.

Seconded: By Director Campbell.

Vote: Motion passed.

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September 15: ARC Request #XN15042295, Unit #151, to remove wiring from inside wall and install an exterior qfi outlet on the deck. Work to be done by licensed electrician.

Motion: By Chair Newport to approve.

Seconded: By Director Farrell.

Vote: Motion passed.

September 15: ARC Request. #XN13590054, Unit #18, to install Tuftex Drain System for under deck.

Motion: By Chair Newport to approve.

Seconded: By Director Farrell.

Abstained: Director Campbell.

Vote: Motion passed.
