

**Tanglewood Hills HOA Board of Directors Monthly Meeting
Video Conference: Ring Central Virtual Meeting
September 25, 2023 at 6:00PM**

Call to Order: Chair Newport called the meeting to order at 6:00.

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

6:05pm: Homeowner Forum: Meeting open to owner/audience questions and comments. 28 audience participants present at this meeting.

6:40pm: Homeowner Forum closed.

Approval of Minutes for August 28 Meeting.

Motion: By Director Campbell to approve Minutes with edits as noted.

Seconded: By Director Steven.

Vote: Motion passed.

Financial Report for August 2023. Financial report not reviewed. June and July Financial reports also need to be reviewed and approved. Deferred to November Board Meeting.

Unit 40 Repairs: Sheetrock Repair Bid of \$2,767 for sheetrock that had to be removed for a pipe repair. Bid includes tile repair reimbursement to the owner as tile was damaged during the pipe repair.

Motion: By Chair Newport to approve bid.

Seconded: By Director Steven

Vote: Motion passed.

Reserve Study Update. Management is working on getting bids for an updated reserve study.

Pool Closure Date.

Motion: By Chair Newport to have the pool closing process started.

Seconded: By Director Campbell.

Vote: Motion passed.

6:58pm: Open meeting adjourned.

7:00pm: Executive Session, Board members only.

7:10pm: Executive session over.

7:12pm: Motion: By Chair Newport to adjourn meeting. Meeting adjourned.

Email Votes Between September 25 and October 23 Meetings

September 26: Fee Waiver Requests.

Unit# Account #15472805887 Owner is requesting \$194.22 in fee refund for change in billing that was poorly managed by Management.

Motion: By Chair Newport to approve refund and to ask Management to cover the refund amount since it was their error.

Seconded: By Director Farrell.

Vote: Motion to approve passed.

Unit# Account #15472286743: Owner is requesting waiver of for his late payment charge of \$76.25.

Motion: By Chair Newport to not approve waiver.

Seconded: By Director Campbell.

Vote: Motion to deny waiver passed.

Unit# Account 15472934106: Owner is requesting waiver of \$213.38 for interest charges for late payments.

Motion: By Chair Newport to not approve waiver.

Seconded: By Director Farrell.

Vote: Motion to deny waiver passed.

September 27: Building M replacement of broken radon elements bid of \$600 by ALFA Environmental.

Motion: By Chair Newport to approve bid.

Seconded: By Director Farrell

*****According to Alexandra at the OAC Meeting last Thursday Oct 5, we need one more Board member to approve before it's official.

Submitted October 23, 2023

Suzanne Farrell, Secretary