

**Tanglewood Hills HOA Board of Directors Monthly Meeting  
Video Conference/RingCentral Virtual Meeting  
January 23, 2023 6:00pm**

**Call to Order:** Chair Newport called the meeting to order at 6:04pm.

**Roll Call:** Board members present: Steve Newport, Sue Farrell, Patricia Lee, and Alexandra Wood from The Management Trust (TMT).

**6:10pm:** Meeting open to homeowners/audience questions and comments.

**6:30pm:** Meeting closed to audience questions.

**Approval of Minutes for Meeting of October 25, 2022.**

**Motion:** By Chair Newport to approve Minutes as reviewed.

**Seconded:** By Director Lee.

**Vote:** Motion passed.

**Approval of Minutes for Meeting of November 28, 2022.**

**Motion:** By Chair Newport to approve Minutes as presented.

**Seconded:** By Director Lee.

**Vote:** Motion passed.

**No Meeting in December.**

**Review of Financials for October, November and December 2022.**

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

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

**HOA Owned Unit #65 Update on Special Assessment Due.**

**Motion:** By Chair Newport to pay current account balance of \$8,936.00 out of operating account.

**Seconded:** By Director Lee.

**Vote:** Motion passed.

**Fee Waiver Requests for Units: Accounts 15472286743, 15472770962, and 15473193172.**

**Motion:** By Chair Newport not to waive fees to these unit owners.

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

**January 23, 2023 Board Meeting Continued**

**Unit Owner: Account 15473187368. Reimbursement Request for \$489.28 for doorbell and lock damaged during Construction Project.**

**Board Decision:** To hold off on decision pending more information from I&E.

**Unit Owner: Account 15473150893. Reimbursement Request for \$65.52 for materials to help block off their parking spot.**

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

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

**7:00pm:** Meeting closed to homeowners/audience.

**7:02pm:** Executive Session, Board members only.

**7:10pm:** Executive Session ends.

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

\*\*\*\*\*

**Email Votes Between January 23 and February 27, 2023 Meetings**

**February 17, 2023:** Email vote to approve Xfinity rewiring estimate for 150 units estimated to have Xfinity wiring. Cost is \$49,420. Xfinity will reimburse the HOA \$18,150.00 and HOA will pay \$31,370.80. Spectra Broadband to do the rewiring and wire cleanup work.

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

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

\*\*\*\*\*