

**Tanglewood Hills HOA Board of Directors Monthly Meeting
Video Conference: Ring Central Virtual Meeting
October 21, 2024 at 6:00PM**

Call to Order: Chair Newport called the meeting to order at 6:01pm.

Roll Call: Board members present: Steve Newport, Sue Farrell, Joanna Steven,
David Campbell, Quincy Frazier,

6:02pm: Homeowner Forum: Meeting open to owner/audience participation.

6:35pm: Homeowner Forum closed.

Approval of Minutes for September 23, 2024 Board Meeting.

Motion: By Chair Newport to approve Minutes.

Seconded: By Director Steven.

Vote: Motion passed.

Approval of Minutes for August 26, 2024 Board Meeting.

Motion: By Chair Newport to approve Minutes.

Seconded: By Director Frazier.

Vote: Motion passed.

Approval of Financial Report for August 2024.

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

Seconded: By Director Farrell.

Vote: Motion passed.

Old Business.

Sewage Ejection Pump Bid by Proline and Sewage of \$11,978.00 to repair pump outside Building U determined to be owned by the HOA and not Lake Oswego.

Board Decision: To get a second bid and check the cost of a new pump versus repairing the old pump.

New Business

Roofs/Gutters/Downspouts Moss Treatment Proposal by HOA Services of \$14,750.00 for annual roof and gutter cleaning.

Motion: By Director Campbell to approve bid.

Seconded: By Director Frazier.

Vote: Motion passed.

October 21, 2024 Tanglewood Board Meeting Continued

Storm Drain Maintenance Proposal from Scott Warner Construction for storm drain cleaning services of property's three storm drains.

Motion: By Chair Newport to approve proposal.

Seconded: By Director Frazier.

Vote: Motion passed.

Board Review of 2025 Draft Budget Proposal Prepared by Management Trust, which includes an assessment increase due to increases in Insurance premiums, Reserve allocations, and Attorney fees.

Motion: By Chair Newport to approve changes to Board reviewed 2025 Budget, which increases HOA monthly assessment by 10%.

Seconded: By Director Campbell.

Vote: Motion passed.

Fee Waiver and Reimbursement Requests.

Unit Owner Account #15473177342 Settlement Offer: Owner is offering a settlement of \$25,700, which would apply to assessments and related charges and a lien release. This would require that the Board write off the balance of the remaining \$10,446.

Motion: By Director Campbell to decline offer.

Seconded: By Chair Newport.

Vote: Motion denied.

Unit Owner Account #15473274613: Owner requests fee waivers and payment plan because she wasn't aware of the Special Assessment until recently.

Motion: By Director Farrell to deny fee waivers but to approve payment plan in addition to full current monthly special assessments.

Seconded: By Director Campbell.

Vote: Motion passed for payment plan but denied for fee waivers.

Unit Owner Account # 15473286991: Owner requests fee waivers because she never received a phone call or email about late notices.

Motion: By Chair Newport to deny.

Seconded: By Director Campbell.

Vote: Motion denied

7:20pm: Open meeting adjourned.

7:25pm: Executive Session. Board members only.

7:40pm: Executive Session ends.

7:42pm: Motion: By Chair Newport to adjourn meeting. Meeting adjourned.

Submitted by Suzanne Farrell, Secretary
October 22, 2024

