

**Tanglewood Hills HOA Board of Directors Monthly Meeting  
Video Conference: Ring Central Virtual Meeting  
October 23, 2023 at 6:00PM**

**Call to Order:** Chair Newport called the meeting to order at 6:01pm  
**Board Members present:** Steve Newport, Suzanne Farrell, Joanna Steven, David Campbell.

**6:06pm: Homeowner Forum:** Meeting open to owner/audience questions and comments. 17 audience participants present at this meeting.

**6:15pm: Homeowner Forum closed.**

**Approval of Minutes: of September 25, 2023 Board Meeting.**

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

**Seconded:** By Chair Newport.

**Vote:** Motion passed.

**Approval of Financial Report for September 2023.**

Board decision to defer until November meeting since Management today sent financial report and Board hasn't had a chance to review yet.

**Fee Waiver Request.**

**Unit Account #15472798957** owners requesting \$87.85 in fees waived because "they were unaware that their special assessment was not on auto payment".

**Motion:** By Chair Newport not to approve waiver.

**Seconded:** By Director Steven.

**Vote:** Waiver denied.

**Gutter and Moss Cleaning Proposal on the Kerr Side of Property.**

**Motion:** By Chair Newport to approve moss cleaning on Kerr Parkway.

**Seconded:** By Director Campbell.

**Vote:** Motion passed.

**Showplace Landscape Contract of \$4,100 per month for services to start in November.**

**Board decision:** To have leaf removal only done at this time and rethink the whole landscaping issue when project is completed.

**Reserve Study Bid from Pono.**

**Board decision:** To get a second bid from the company that did the Reserve Study in the past.

**October 23, 2023 Monthly Board Meeting continued**

**Unfinished Business from September 25 Board Meeting.**

One more Board member needed to approve Building M replacement of broken radon elements bid of \$600 by ALFA Environmental before it's official. Board initial approval was done by email Sept 27. Update on Motion status per Alexandra Wood at OAC Meeting #38 on Oct. 5.

**Motion:** By Director Campbell to approve.

**Vote: Motion approved.**

**Community Wide Drain Jetting Bid,**

**Motion:** By Chair Newport to approve Apollo bid of \$7,862.

**Seconded:** By Director Campbell.

**Vote:** Motion passed.

**Unit account # 15472625809 Tile Replacement.** Unit owner is requesting that the HOA replace the entire tile area due to not having an exact match in repair work done by I&E

Management wants Board approval before getting bids for this project.

**Board Decision:** Board needs to see the tile work done before considering such a project.

**7:10pm: Motion:** By Chair Newport to adjourn meeting. Meeting adjourned.

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**Email Votes Between Oct 23 and Dec 4, 2023 Board Meetings**

**October 31: ARC Request #XN16164532: Unit 52 Owner Request to install Roller Shades to patio.**

**Motion:** By Chair Newport to approve given owner attaches screws to the inside of the beam . Owner will anchor the bottom with tent stakes in the ground.

**Seconded:** By Director Farrell. Director Campbell approves. Director McHenry opposes.

**Vote:** Motion passed by a majority approval.

**Email Votes Between Oct 23 and Dec 4, 2023 Meetings continued**

**November 6: ARC Request #XN15758325: Owner request: “The construction team is coming to my building, and I wanted them to do a hole to vent out the kitchen extractor/top range vent”.**

**Nov. 7 update:** I&E will bill HOA and HOA will then bill owner. I&E will approve the location to diminish the integrity of the wall.

**Motion:** By Director Farrell to approve given the updated information.

**Seconded:** By Director McHenry.

**Vote:** Motion passed

**November 9: Roof leak Unit 149. Proposal from JR Johnson to replace the ridge vent over unit 149 and also the two units that share the same ridge line.**

Leak is caused by the ridge vent and ridge shingles being too small for the type of shingle that was installed. Ridge needs replacing at the minimum. Bids given for both unit #149 only and for entire shared ridge line.

**Motion:** By Chair Newport to accept bid of \$3,840 for entire ridge line.

**Seconded:** By Director Farrell. Director Steven approves. Director Campbell opposes.

**Vote:** Motion passed by a majority approval.

**November 17: ARC Request #XN16606261: Unit 24 wants to install a 12,000 BTU mini split, installation to be done by a professional. Perforation has been completed by I&E**

**Motion:** By Chair Newport to approve on condition that owner paints the plastic cover to match the building.

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

**November 20: ARC Request #XN16594897: Unit #136 owner wants to install a new privacy fence replacement behind unit. Details included in application.**

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

**Seconded:** By Director Farrell.

**Vote:** Motion passed.

**December 1<sup>st</sup>. Tree Damage to Roof of Building L from fallen tree limb.**

**Bid of \$4,500 from J.R. Johnson to do the repairs.**

**Motion:** By Chair Newport to accept the bid.

**Seconded:** By Director Farrell. Director Steven also approves. Director Campbell opposes, “I vote NO on anything and everything related to J.R. Johnson.”

**Vote:** Motion passed by a majority approval.

Submitted by Suzanne Farrell, Secretary, Dec. 4, 2023