

**Tanglewood Hills HOA Board of Directors Monthly Meeting
Video Conference/RingCentral Virtual Meeting
November 23, 2021**

Call to Order: Chair Magali Castillo called the meeting to order at 6:33pm.

Roll Call: Board members present: Magali Castillo, Sue Farrell, Hilary McHenry, Debby Dearden, Patricia Lee.

Approval of Minutes for Meeting of October 26, 2021.

Motion: By Chair Castillo to approve Minutes as reviewed by Board.

Seconded: By Director Lee.

Vote: Motion passed.

Review of Financials for October 2021 as Presented by Management Trust.

Motion: By Chair Castillo to approve October Financials.

Seconded: By Director McHenry.

Vote: Motion passed.

Unfinished Business.

Parking Lot Numbers Stenciling: Board will touch base again in March 2022.

Electrical Work: Clackamas Electric not bidding new jobs right now; they ask that we contact them after the New Year for new estimate for necessary electrical work including replacement of damaged/old wiring that will be done in conjunction with the Envelope Project.

Board Decision: To contact Clackamas Electric in January for new bid request.

Pool Tile Replacement Choices: Board will vote after more information on color choices and prices.

7:17pm: Meeting opened to homeowners/audience questions and comments.

7:22pm: Meeting closed to homeowners/audience.

7:25pm: Executive Session Board Members only,

8:15pm: Executive Session ends.

8:16pm: Motion: By Chair Castillo to adjourn meeting. Meeting adjourned.

Email vote on Nov. 30,2021: ARC Application for radon remediation system installation Unit 103.

Motion: By Chair Castillo to approve.

Seconded: By Director Farrell.

Vote: Motion passed.

Email vote on Dec.2, 2021: Pool tile color “Lake Blue” and coping color “Sterling Gray”, colors recommended by Wet Kat as a “solid economic choice”.

Motion: By Chair Castillo to approve Wet Kat recommendations.

Seconded: By Director Farrell.

Vote: Motion passed.

Dec. 3, 2021: New Resolution Document listing Special Assessment start date of March 1, 2022, signed by Chair Castillo.

Dec. 6, 2021: Loan Documents for Envelope Project signed by Chair Castillo, Treasurer McHenry, and Secretary Farrell.

Dec. 9, 2021: Budget Draft Approval for 2022.

Motion: By Chair Castillo to approve.

Seconded: By Director Dearden.

Vote: Motion passed.

Dec. 10, 2021: Pool Requirement Additional Costs of \$4,000 to add a second drainage to meet city codes. This addition cost brings current estimate of cost to date to \$40,643.00.

Motion: By Chair Castillo to approve \$4,000 for drainage as required by city of LO.

Seconded: By Director McHenry.

Vote: Motion passed.

Dec. 23, 2021: Updated 2021/2022 Snow and Ice Services Contract with Showplace.

Motion: By Chair Castillo to approve contract.

Seconded: By Director Dearden.

Motion: Motion passed.

Pre-Construction Meetings with J2 and I&E Regarding Envelope Project via Video Conference/Zoom Virtual Meeting.

Dec. 10, 2021: 9:00am.

Dec. 22, 2021: 9:00am.

Submitted by Suzanne Farrell, Secretary
December 28, 2021