

**Tanglewood Hills HOA Board of Directors Monthly Meeting
Video Conference/RingCentral Virtual Meeting
December 28, 2021**

Call to Order: Chair Magali Castillo called the meeting to order at 6:31pm.

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

Approval of Minutes for Meeting of November 23, 2021.

Motion: By Chair Castillo to approve Minutes with corrections/additions as noted by Board review.

Seconded: By Director Lee.

Vote: Motion passed.

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

Motion: By Chair Castillo to hold off on acceptance of November Financials pending questions regarding cost items that are significantly over budget for this year.

Seconded: By Director McHenry to hold off approval.

Vote: Motion passed.

7:24pm: Meeting opened to homeowners/audience questions and comments.

7:26pm: Meeting closed to homeowners/audience.

7:27pm: Executive Session Board Members only.

8:21pm: Executive Session ends.

8:22pm: Motion: By Chair Castillo to adjourn meeting. Meeting adjourned.

**Meetings Outside of Monthly HOA Board Meeting
December 29, 2021 to January 23, 2022**

January 6, 2022, 9:00-10am: Pre-construction meeting via Zoom with J-2 and I&E.

January 12, 2022, 5:00-6:30pm: Town Hall Meeting Envelope Repair Updates.

Via RingCentral video/conference call and Mountain Park Clubhouse for in-person attendees without capacity to join virtual meeting.

Representatives Present: I&E Construction

J2 Building Consultants

Vial Fotheringham: Tom Johnson.

Summit Bank: Scott Wells

Guest of Scott Wells: Larry Jackson, CMG Financial.

The Management Trust

The Board of Directors: Magali Castillo, Chair and Host of meeting,
Suzanne Farrell, Patricia Lee, Hilary McHenry.

December 28, 2021 Meeting Minutes continued:

Email Vote January 5, 2022: Tree Protection Plan Phase 1A which includes 2 truck loads of bark chips site 1 approx. 50 cubic yards/road fabric/materials for barricades/labor. (Not included: metal fencing/removal of bark chips). Cost: \$7,273.

Motion: By Chair Castillo to approve.

Seconded: By Director Dearden.

Vote: Motion passed.

Email Vote January 18, 2022: Roof Repair Bid by JR Johnson for units #21, #79, and #99 for estimate of \$4,500 (\$1,500 each).

Motion: By Director Lee to approve repair bid.

Seconded: By Director McHenry.

Vote: Motion passed.

Email Vote January 20,2022 to fill Board vacancy due to resignation of Debby Dearden.

Motion: By Chair Castillo to approve Jeff Fawcett.

Seconded: By Director McHenry.

Vote: Motion passed.

Submitted by Suzanne Farrell, Secretary

January 25, 2022