

Tanglewood Hills HOA Board Meeting February 11, 2006

Babe called the meeting to order at 9:08 am

Present:

Babe O'Sullivan
Debby Dearden
Lauranell Scarfo
Ingrid Gevers

Absent: Heidi Jones

Members: 5

I. Financial

Debby discussed the Jan & Feb financial Statements which were available for members review. There are no outstanding payables. We are much more vigilant about the plumbing problems before they become major issues.

We were called to investigate problems that were homeowners' responsibility. We would like people to understand more about their own repair responsibility before calling our vendors to come out to repair the problem. People will be billed for a call and repair if it isn't an HOA responsibility.

We stopped construction work so that we wouldn't over spend. We were able to repair the biggest problems. Many of the drains were cleaned out, but there are still more that have to be done and some need to be repaired or fixed.

We are concentrating on deferred maintenance now. We are playing some catch up, but generally we are not going over on budget items. We are putting monies into the reserve. We have not yet replaced the \$42,000 that was borrowed prior to this Board's tenure. What we don't use from the contingency for plumbing and other items we will use to replenish the reserves. We need a reserve study. A law was past by the State of Oregon that requires we have a reserve and a maintenance schedule in place even if the plan is to say that we will do some things when the litigation is completed.

Reserve Study: Babe will take lead on this to draw up RFP.

A Budget will be drafted by the annual meeting in April.

Assessments are coming in nicely. There are some in collections, liens, and

foreclosures. We have some requests for waivers of interests and late fees. The Board voted 4-0 opposed to waving fees.

II. Repairs

Major work for ground water has been completed. We have had a few more complaints about leaking sliders and will take care of this week. Some gutters were replaced. Rain drains were created at the end of porch overhangs to keep water away from windows.

We are trouble- shooting things that might have been lingering and are fixing the gutters that have collapsed. We are getting an estimate to repair the landscape.

III. HOA MTG on the 2/16/06

Roland Haertl, and SD Deacon will be there to review the status of repairs, and the litigation.

There is a rumor that there is another special assessment coming up. We do not know how that rumor got started. We do not have plans for an additional assessment. We are financially in good shape right now.

Agenda items for the meeting:

Presentations from Guest speakers

Repair response policy

State of the Budget

Call for Candidates for election at the annual meeting on 4/2/06

IV. Committee reports

- a. Rules and Regulations, Barb submitted a draft enforcement and fine schedule document for Board to review. We will also make it available on the website so that Homeowners can comment on it and let us know how they feel about it. We will address it more in depth at the March meeting and post a summary at the bulletin boards.
- b. Architectural Committee has 4 members.
- c. Litigation – Debby and Babe met with attorneys last week (1/31/06) to discuss status of litigation. We are in the documentation and discovery stage. Things are going well.
- d. Communications – Peter will work on the newsletter, draft and post of information about next meetings, and call of candidates. Babe will work with him on the newsletter.

Meeting adjourned at 11:09am