

**Tanglewood Hills HOA Board of Directors Monthly Meeting
Video Conference/RingCentral Virtual Meeting
April 26, 2022**

Call to Order: Chair Magali Castillo called the meeting to order at 8:23pm, immediately following adjournment of Annual Meeting.

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

8:24pm: Meeting open to homeowners/audience questions and comments.

8:28pm: Meeting closed to audience questions.

Approval of Financials for March 2022.

Financials not yet available from Management for review.

Approval of Minutes for March 22, 2022 Board Meeting.

Motion: By Chair Castillo to approve Minutes with edits as reviewed.

Seconded: By Director Lee.

Vote: Motion passed.

8:35pm: Motion: By Chair Castillo to adjourn meeting. Meeting adjourned.

Email Votes/ Meetings Between April 26 and May 24, 2022 Regular Meetings

April 28: Resignation of Jeff Fawcett, newly elected Board member.

Motion: By Chair Castillo to approve Steve Newport to vacant Board position.

Seconded: By Director Lee.

Vote: Motion passed.

April 28: Reconciliation of invoices for gutter cleaning and pressure washing that were both coded as Gutter Cleaning and showed \$7,000 over budget for this service. Clarification with Management that these services need to be coded separately.

April 28: Snow removal invoice from HOA Services with bill lowered by \$750, the weekend/holiday rate normally included.

Motion: By Chair Castillo to approve payment.

Seconded: By Director Farrell.

Vote: Motion passed.

Board Email Votes/Meetings between April 26-May 24, 2022 continued

April 28: Re: Tanglewood v Sulejmanagic, 4 Touchstone #65 and Sheriff Sale on May 3, 2022.

Motion: By Chair Castillo to start the bid price at \$215,000 per advice of legal counsel.

Seconded: By Director Lee.

Vote: Motion approved.

May 4, 2022, 4:00pm to 4:40pm: Preconstruction Meeting with J2 and I&E.

May 4, 2022, 4:45 to 5:30pm: Executive Meeting with Board members Chair Castillo, Directors Farrell, Lee, and Newport.

Executive Meeting

May 19, 2022, 1:30pm to 2:00pm.

Board members present: Chair Castillo, Suzanne Farrell, Patricia Lee, Steve Newport, and Alexandra Wood from Management.

New Loan proposal from Riverview Bank which covers the \$2million not covered with loan from Summit Bank.

Motion: By Director Newport to accept new loan proposal from Riverview Bank.

Seconded: By Chair Castillo.

Vote: Motion passed.

Vote by Email: By Director McHenry to accept new loan proposal.

Builders Risk Insurance Policy.

Update: Vote on April 5,2022 that approved policy cost of \$60,000 based on incorrect information from Management Trust. Actual policy cost is \$103,531.

Motion: By Director Newport to approve Builders Risk insurance policy of \$103,531.

Seconded: By Chair Castillo.

Vote: Motion passed.

May 19, 2022, 2:00 to 2:40pm: Preconstruction Meeting with J2 and I&E.

Submitted by Suzanne Farrell, Secretary, May 26, 2022