

**Tanglewood Hills HOA Board of Directors Monthly Meeting
Video Conference/RingCentral Virtual Meeting
May 24, 2022**

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, Patricia Lee, Steve Newport.

6:35pm: Meeting open to homeowners/audience questions and comments.

7:30pm: Meeting closed to audience questions.

Approval of Minutes for April 26, 2022 Board Meeting.

Motion: By Director Newport to approve Minutes with edits as reviewed.

Seconded: By Chair Castillo.

Vote: Motion passed.

Financial Report for March 2022.

Motion: By Director Newport to approve March Financials as presented by The Management Trust (TMT).

Seconded: By Director Lee.

Vote: Motion passed.

Financial Report for April 2022.

Financials not yet available from TMT for review.

HOA Services Bid for Common Area Projects Per April Site Review.

Motion: By Director Newport to accept Bid NTE \$1,000 for repairs.

Seconded: By Director McHenry.

Vote: Motion passed.

Ihde CPA Accounting Contract for Tax Review Services for December 31, 2021 to December 31, 2022.

Motion: By Director Newport to approve contract.

Seconded: By Chair Castillo.

Vote: Motion passed.

9:06pm: Motion: By Chair Castillo to adjourn meeting. Meeting adjourned.

Email Votes/ Meetings Between May 24 and June 28, 2022 Regular Meetings

May 26, 11:00 to 12:20pm: Monthly Site Review with Alexandra Wood (TMT) and Board Directors Suzanne Farrell, Patricia Lee and Steve Newport.

May 26: Drywall Repairs to Units #45, 47 and 49 in Building G.

Follow up to plumbing repairs by Apollo for \$7,530 approved by the Board On April 6.

Motion: By Chair Castillo to approve \$3,000 for drywall repairs.

Seconded: By Director Newport.

Vote: Motion passed.

May 31: Unit #65 Cleanup/Renovation: Cost of installation of new water heater and removal of old water heater.

Motion: By Chair Castillo to approve total cost of \$1,625 for purchase and installation of new water heater and haul away of old water heater.

Seconded: By Director Farrell.

Vote: Motion passed.

June 3: Unit #65 Cleanup/Renovation: Electrical Repair Bid.

Motion: By Chair Castillo to approve \$2,000 bid from Kyle from Christenson Electrical for necessary electrical repairs required by City of Lake Oswego Inspector to correct safety issues and restore power to unit.

Seconded: By Director Farrell.

Vote: Motion passed.

June 7, 2:00 to 3:00pm: Preconstruction Meeting with J2 and I&E.

June 10: Unit #65 Settlement Lawyer Fees.

Motion: By Chair Castillo to approve paying attorney fees of \$167,000 out of Reserve Account.

Seconded: By Director Newport.

Vote: Motion passed.

June 16, 2:00 to 2:30pm: Preconstruction Meeting with J2 and I&E.

June 24, 10:00 to 10:45am: Meeting with Tom Johnson, HOA Attorney to review new loan.

Submitted by Suzanne Farrell, Secretary
June 28, 2022