

**Tanglewood Hills HOA Board of Directors Monthly Meeting
Video Conference/RingCentral Virtual Meeting
May 22, 2023**

Call to Order: Chair Newport called the meeting to order at 6:09.

Roll Call: Board members present: Steve Newport, Sue Farrell, Patricia Lee, Joanna Steven, Hilary McHenry.

6:12pm: Homeowner Forum open to homeowner/audience questions, comments.

6:30pm: No further questions from audience. Homeowner Forum closed.

Approval of Minutes for April 24, 2023 Meeting.

Motion: By Director Lee to approve Minutes as presented.

Seconded: By Director McHenry.

Vote: Motion passed.

Financial Report for April 2023.

Motion: By Director Farrell to approve Financials as presented by Management.

Seconded: By Director Lee.

Vote: Motion passed.

Board to consult with Management regarding how Reserves are being used and which account is paying for plumbing bill of \$39,000 for two buildings repairs. *

2021 Management Rep Letter and Journal Entries for 2022 Review.

Board Action: Board needs to sign Management Rep letter and journal entries and return to Management so they can start on the 2022 financial review.

Unit Account #15472805887: Reimbursement Request for electrical work done that was caused by water leaking from a common area.

Board Decision: To table request pending more information from electricians.

Updated Resolution for Fining due to Construction Delays.

Motion: By Chair Newport to approve Resolution.

Seconded: By Director Farrell.

Vote: Motion passed.

Ratification of Email Vote to Approve Benjamin Moore Paint Color Valley View for Exterior Front Doors.

Motion: By Director Farrell to approve color choice.

Seconded: By Director Steven.

Vote: Motion passed.

May 22, 2023 Board Meeting Continued

7:05pm: Meeting closed to homeowners/audience.

7:07pm: Executive Session, Board members only.

7:15pm: Executive Session ends.

7:16pm: Motion: By Director Farrell to adjourn meeting. Meeting adjourned.

Submitted by Suzanne Farrell, Secretary
June 25, 2023