

**Tanglewood Hills HOA Board Meeting  
November 29, 2006**

**Present:**

Babe O'Sullivan  
Debby Dearden  
Joe Brandy  
Lauranell Scarfo  
Ingrid Gevers

**Also present:** 7 members

**I. Financial Update**

- a. Debby reviewed the budget that is currently being drafted. There are allocated. We are currently spending \$4000- 5000 per month on plumbing failures; the costs come out of the contingency fund. We will have to clean the dryer ducts, approximately \$12,000, and this too will have to come from the contingency fund. We will have a final budget by next months meeting.

**II. Maintenance**

- a. Dryer Vents: Joe will look over the bids and discuss with Marcie to better understand what is needed to evaluate the bids.
- b. Fire Alarm repair – The Fire Marshall inspected our fire alarms and found them to need repair. Debby moved to accept the bid from Simplex Grinnell. Babe seconded, vote approved 4- 0.
- c. Electrical: Rolland had the under ground electricals examined, and found some that need repair, as well as some that were code violations. Overall, they said the electricals were generally ok.
- d. Rain Drains: all have been cleaned and most all repaired (\$12,000).  
Catch basins in the parking lot will be cleaned out.
- e. Owner maintenance requests: There are some repairs that we can do, but there are others we cannot do because of the lawsuit. Babe will discuss with Marcie how to handle the requests we cannot grant right now.

**III. Other Repairs/Projects**

- a. Plumbing repair: (units 69- 72) there is a tree causing problems to a couple of units, and sidewalks. However, the tree isn't dead, and Lake Oswego is doesn't want the tree to be cut down. Also, it is expensive to take the tree down. For now

- we will have the plumbing re-routed to fix the problem.
- b. Owner to Owner repairs: There was a problem of a leak from the unit above into the unit below. We ran into a problem with the owner calling NWCM emergency line, and did not get help with this issue. We discussed how to process emergency requests in the future. Will send a notice to homeowners with list of emergency repair contractors.
  - c. Mailboxes: We scaled the project back to just replace the mailboxes, and not the structure. We estimate the cost to be around \$8,000.
  - d. Comcast Cable Contract: Requested a contract for 10 years to be able to install etc. cable lines to units. We need more information as to what the scope of approval they are asking for, especially with regards to any drilling to siding or changes to landscape to accommodate cable lines.

#### **IV. Committee reports**

- a. Architectural Review Committee – Joe reviewed the policy submitted by the committee. We made some changes to the document. We will have Greg Coxey, our attorney, review it before we adopt it.
- b. Landscape budget proposal Ingrid is waiting approval from Lake Oswego for the removal of 6 trees. We discussed some trees that are causing some problems now, and some that might become a problem in the future. Ingrid will get a cost estimate from the Arborists tomorrow. Babe reviewed the budget proposal from the committee. We discussed the line items, to get clarification, and discussed what is important and needs to be done, vs. what is “extra” and not necessary right now. We are working on the infrastructure, and need to be careful with the monies we have that will need to be applied to the plumbing failures etc. Debby wants us to look at this more carefully before we approve it. A member suggested that we ask for donations for the “extras” – which led to a suggestion that we have a rummage, bake sale, car wash in the spring to get monies for the extras.

#### **V. Other**

- a. Hearing of violations. A member was here for a hearing regarding receiving a pet off-leash violation. Member requested that when we send letters of violation, we include date, time, place in the letter. We agreed. Marcie will get that information to member for this violation.