

Tanglewood HOA Board Meeting June 22, 2006

Meeting called to order: 7:10pm

Present: Babe O'Sullivan
Debby Dearden
Lauranell Scarfo
Ingrid Gevers

Also present: Marcie Morgan, NWCM
9 members

- I. Report from NWCMC:** Marcy walked us through the first Monthly Board Pack. This includes: minutes from last meeting, financial statements, financial overviews and comments, ARC activity, homeowners communication, site review reports, maintenance report. Upcoming contracts will be scanned to Board members prior to the meeting for review and approval. Invoices will be sent to Debby for approval for payment.

If Homeowners had an automatic withdraw in the past, they will need to send a check for June and July fees to NWCM, as June was not deducted, and July auto withdraw may not be set up by July due date.

Bid on Pool Security, two estimates for different types of security system. The better system is one that is computerized using key cards instead of keys, and can register who/unit owners is using the pool. There was discussion about this and it was decided that we would not go with this system right now. At this point we can afford to do what we have to do which is to fix the gate, make it more secure. and re- key the gate. Marci will take care of getting No Trespassing signs put up.

Debby motioned to go ahead and fix the gate, Ingrid seconded, passed 4-0.

II. Legal Update:

Babe and Debby were deposed yesterday for the discovery process of the litigation. The discovery process is expected to go on for a while.

- III. Landscape:** Ingrid spoke to landscaper about re-seeding, and continued repairs of the sprinkler systems. This is an ongoing process.

IV. Meeting with Mt. Park: Debby and Babe attended a work session with the Mt. Park HOA Board because complaints were made to Mt. Park Board about the appearance of the buildings and property. Debby and Babe explained what this Board is doing to clean up the property, and what we can't do because of the litigation. The meeting went well. Several Mt. Park Board members asked what they could do to help with this process with the exception that they could not provide financial help. We felt encouraged that we had support from Mt. Park during this litigation, even if they aren't able to provide financial support.

V. Rules and Regulations

Enforcement policy: We asked for questions and discussion with regard to this policy. Debby moved to adopt the enforcement strategy as written. Laurantell seconded, passed 4-0.

Parking Policy: We asked for discussion and questions regarding this policy. A letter received from a homeowner who doesn't live here but stores a vehicle in the Carport and his tenant parks in an unassigned space. Marcy read the By-laws. Which state that the car must be a primary car of the resident. Therefore it is not permitted to store a car on the property since he doesn't live here his car is not the primary vehicle,; the resident's car is the primary car. Babe moved to pass the parking policy. Debby seconded, passed 4-0.

Pet Policy: Discussion about the number of animals and the type of animals, i.e. hamsters, rabbits. There is provision in the by-laws for the board to make exceptions on a case per case basis. We have decided to allow for an exception paragraph to the rules and regulations document.

Babe moved to accept the policy with the understanding we add the amendment for an exception to the rules on a case-by-case basis.

Pool Policy: Babe moved, Debby seconded, passed 4-0.

Deck/Patio policy: There was discussion about this which brought up opposing views to this policy. Currently this is an informal policy and we will continue to discuss. We will as a board and with the rules committee to revise this policy.

Nuisance and garbage policy will be taken up next time.

Meeting adjourned 8:50pm