

Tanglewood Hills HOA Board Meeting July 20, 2006

Present : Babe O'Sullivan
Debby Dearden
Lauranell Scarfo
Joe Grandy

Also present: Marcie Morgan from NWCMC and 15 HOA Members

I. Property Management:

a. Marcie discussed bids for parking lot painting/stripping. Recommends Tigard Striping, because they are most likely to get it done earlier than the other companies who bid on the job, and they have worked for the NWMC in the past.

Babe motioned to accept the bid. Lauranell seconded. Passed 4-0

b. Reserve Study: Two bids from Regenises and WSSC. Western's bid was lower and will guarantee the study, while Regenses does not make guarantee. We will have the attorney's look it over to be sure that we have the correct study performed and the scope of the study appropriate for needs of litigation.

c. Post and signs: decision about color and that there are some posts that need to be replaced.

d. Prestige Landscaping: discussion of items that have and have not been completed. There is some disagreement between Prestige and the Board with regard to what is completed. Bid from another company to repair the irrigation system that continues to need repair though Prestige says that they completely fixed the system.

Marcie's recommendation is to pay for the monthly service, and to hold the remaining of the invoice and deduct this from I the cost of future repair, and then terminate the contract. Marcie recommends DLI ENTERPRISES, INC. or HDT. with DLI being the one she would chose based on her experience.

Lauranell motioned to terminate the Prestige contract. Babe seconded. Passed 4-0.

Debby motioned that we accept DLI Enterprises for a 90- day trial period. Joe seconded. Passed 4-0.

e. Marcie discussed the pesticide service with Eden Pest Control. Apparently we do not have contract with them, and never have. They come out twice per week and do two buildings for \$60. Marcie will present other options at next meeting. We will use them on an as needed until we have

had time to evaluate our need for spraying and get bids. Marcie called mole exterminators that are mole friendly and trap them and release them into nature somewhere.

d. Celtic Maintenance: We are having some difficulty with the quality and extent of their work. They are not providing the service we have hired them for, and charging for work they haven't done, and over charging for work. Babe moved that we terminate our relationship with Celtic.

Joe seconded. Passed 4-0

e. We discussed breaking out the maintenance, janitorial and lighting functions to separate contractors. Marcie will report back on this at the next board meeting.

f. We continue to have difficulty with people using the pool, who do not live here, whether because they are let in by homeowners, climb the fence or reach over and open the gate. We had the gate fixed to avoid the reaching over – however this didn't work. We will get the no trespassing signs up and will call the LO police rather than attempt to police the pool ourselves.

g. Discussed mailbox structure designs and bid. \$17,317 for three structures. We will get second bid, before making decision. We will also ask for another design.

e. Babe motioned to accept Marcie's suggestion to put all litigation materials into a separate binder and keep it at NWCM office for anyone who would like to review it or make copies at their expense. Debby seconded. Passed 4-0.

f. Quick update about the letters NWCM sent to homeowners about decks, rules, etc. We continue to review the policies. Member asked for clarification on policies with regard to decks, parking, signs and speed bumps.

III. Committee Reports

Litigation committee – meeting with attorney about the Decks that are add-ons. These present a problem because of need for repair and flooding issues. This is still in discussion about the legality of these decks and responsibility for repair and upkeep.

Architectural Review committee – 4 people on the committee. Still reviewing the policy suggestions for decks, landings and patios that were given to the committee, and the by-laws.