

Tanglewood Hills HOA Mtg. March 18, 2006

Meeting called to order at 9:08am

Board Members Present:

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

Also present: 5 members:

I. Financial Update:

- a. Debby reviewed financial status and Budget reforecast 2006.
Currently there will be a \$6000 gain by the end of the year if there aren't any unexpected repairs.
- b. There were two requests for waiving fees;
#41 – Babe motioned we do not waive fee/Lauranell seconded. Motion passed 5-0.
#47 – Ingrid motioned that we do waive fee/Lauranell seconded Motion passed 5-0
- c. #39 has not paid any dues nor assessments since ownership.
Multiple letters have gone to registered owner, however they continue to be bounced back. We have attempted to go to unit, but no one has been home. We don't know if the owner or a renter lives there.

II. Landscaping

- a. Ingrid discussed some needs with Prestige with regard to topsoil and a tree limb that needs to be cut. Proposed cost of repair of irrigation system, planting, seeding, and sod, gravel, and labor. Total proposal: \$36,425.00. We discussed what is necessary and what isn't necessary, ways to cut cost, possible volunteer projects, and things that we could get bids for. Some things are high priority and can't wait for bids from other companies – particularly the irrigation and seeding.
- b. Locksmiths coming out to re-key pool storage doors to match all storage room locks. He will also redo the pool gate to prevent people from reaching over and unlocking the gate.

III. Annual meeting and elections

- a. Letter has gone out about annual meeting and proxies. We asked for volunteers to go around and pick up proxies.
- b. If there are only three spots and three candidates we do not need

a vote. President can make a declaration without a vote. Babe is checking if this can happen at the meeting if there isn't a quorum present to witness the appointments.

- c. We need to have a combination of attendance and proxies for 40 people to have a quorum.
- d. Peter will post notice and proxy form on website, send out an email, and there will be forms in the holders on the bulletin boards.

IV Property Management/maintenance

- a. We have officially given notice to Excelsior. Our contract with them will end on June 11th.
- b. We have hired Northwest Community Management Company. In the next few weeks we will firm up the contract terms.
- c. Celtic Maintenance Company quoted \$14.25/hour – almost 1/2 of the cost of HOA Maintenance Company. We are looking at 20 hours week. They have repair service (\$25/hour with a \$55 min.). We don't have many repairs at that level but it is good to know they can be available. They are experienced with large common space communities, and experienced with communities. The other companies were upwards of \$19.00 hour. Debby likes that they have flexible hours, and services, without trip charges, and without fees for rental equipment (like power washers). They have a system that tracks time and services that allow us to have a handle on what was done and costs along the way.
- d. Lauranell motioned to accept this company pending references. Ingrid seconded, passed 5-0. Babe will give termination notice to HOA Maintenance.

V. Proposed rules and regulations

- a. Discussion of proposal from Rules and Regulations committee, and the fine schedule. There was discussion that the fines weren't high enough to be deterrents, and some should go higher or doubled with each offense. The committee will revise the schedule and bring it to the board for approval.
- b. Unpaid fines will go to collection through our law firm, and their fee will also be charged to violators.
- c. discussion followed as to how to handle violations. An informal process will be followed first. In most cases, fines will not be issued immediately, with 30 days notice on some violations to change or remedy things and then a fine imposed if that isn't done. Once the informal process has been attempted any violation after that is subject to a fine. For a certain class there isn't an informal process – like pet waste.
- d. Suggestion for having three classes of violations:
Class one: no cure and abatement – no informal process;

immediate fine.

Class two: Structural infractions – informal process with fine within 30 days if not changed.

Class three minor/behavioral – informal with fine for next violation.

- e. Parking Policy needs some clarification. What will constitute an abandoned vehicle? Instructions for homeowners about calling for towing of these vehicles, and having authorization to do so. There needs to be a definition for stored vehicles vs. a second car.

VI. Committee Reports

a. Joe reported that the architectural committee is investigating the issue of satellite dishes, number and placement of those on property, and what other Mt. Park condo communities allow.

c Litigation – Roland would like to be allowed into some of the units to check the electrical system in to see if there is a big enough problem for inclusion in litigation. Also he wants to hire John Derosé to test the windows/sliders. Debby moved that we approve the proposal to hire John Derosé to do the testing. Luranell seconded. Motioned passed 5-0.

Babe adjourned the meeting at 11:29am..