

Tanglewood Homeowners Association
Board of Directors Meeting Minutes
April 26, 2007
Held at Mt. Park Rec Center, Lake Oswego, OR 97035

Call to Order:

Board Chair Babe O'Sullivan called the meeting to order at 7:01 p.m.

Roll Call:

Board Members Present: Babe O'Sullivan, Peter Miller, Joe Grandy, and Debby Dearden

Board Members Absent: Lauranell Scarfo

Total Members Present: 9

Approval of Minutes:

Minutes of the March 15, 2007 and March 22, 2007 Board of Directors Meetings were printed, distributed to, and read by the Board members in advance of the April 26, 2007 meeting.

Treasurer Debby Dearden presented the following Motion which was seconded by Director Joe Grandy:

MOTION: Approval of the March 15, 2005 and March 22, 2007 Minutes as presented. Upon vote, unanimously approved.

Approval of Financial Report:

Financial statements for the period ending 03/24/2007 were presented in the Board Pack by NW Community Management.

Treasurer Debby Dearden presented the following Motion which was seconded by Director Peter Miller:

MOTION: Approval of the March 24, 2007 Financial Report as presented. Upon vote, unanimously approved.

Committee Reports:

- A. Rules and Regulations Committee: Committee Member Carol Hoover stated no new business from the Committee at this time.

B. Architectural Review Committee: Director Grandy gave a brief summary of the Committee's activities. Five members of the Committee did a walk through of the property looking for violations of the new Deck and Patio Policy. They noted violations and letters will be sent to the homeowners notifying them of the policy and the timeline for them to comply.

C. Landscape Committee: Committee Chairperson Ingrid Gevers gave a brief summary of the Committee's activities. Four new maples were planted to replace the diseased trees taken out. The Committee chose the location of the new trees with the assistance of an Arborist.

Unfinished OR Old Business:

Director Miller presented the following motion which was seconded by Director Grandy:

MOTION: The direction signs bids tabled from a prior meeting be considered and that the bid from Fast Signs be approved. Upon vote, unanimously approved.

Director Grandy presented the following motion which was seconded by Director Miller:

MOTION: The revised Wood Floor Policy be approved. Upon vote, unanimously approved.

Chair O'Sullivan presented the following motion which was seconded by Director Grandy:

MOTION: That the Homeowner Manual as presented by the Rules and Regulations Committee be approved with the addition of the new Wood Floor Policy and slight edits for grammar as presented by Director Miller. Upon vote, unanimously approved.

New Business:

A. Invoice Approval: Treasurer Dearden presented the following Motion which was seconded by Director Miller:

MOTION: Invoice from Barb Deurwaarder in the amount of \$4.00 is approved as presented. Upon vote, approved unanimously.

B. Rental Restriction Policy: Treasurer Dearden presented the following Motion which was seconded by Director Grandy:

MOTION: That a new Committee be formed to investigate and draft a policy for approval by the Homeowners to cap the amount of rental property in the Association. Upon vote, approved unanimously.

C. Letter on Satellite Dishes: Director Grandy presented the following Motion which was seconded by Treasurer Dearden:

MOTION: That the letter provided by NWCM be approved as presented for mailing to Homeowners with satellite dishes.

Open Forum OR Owner Comments:

Suzanne Farrell addressed the Board about unlawful dumping by the dumpsters near her unit. Items included a car battery and a mattress and box spring.

Barb Deurwaarder addressed the Board about the outgoing mailbox locks and when to expect that they will be installed.

Carol Hoover addressed the Board about areas missed by the landscaper in cleaning up the property. The area of concern was off of Kerr Parkway.

Adjournment:

Chair Babe O'Sullivan presented the Motion to adjourn the meeting which was seconded by Director Joe Grandy. Upon vote, unanimously approved. Meeting adjourned at 8:06 p.m.

Respectfully Submitted,

Debby Dearden
Treasurer

Date of Minute Approval