

Tanglewood Homeowners Association
Board of Directors Meeting Minutes
June 28, 2007
Held at Mt. Park Rec Center, Lake Oswego, OR 97035

I. Call to Order:

Board Chair Babe O'Sullivan called the meeting to order at 7:02 p.m.

II. Roll Call:

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

Total Members Present: 11

III. Approval of Minutes:

Minutes of the May 24, 2007 Board of Directors Meetings were printed, distributed to, and read by the Board members in advance of the June 28, 2007 meeting.

Director Board Chair Babe O'Sullivan moved to approve, director Peter Miller seconded.

MOTION: Approval of the May 24, 2007 Minutes as presented. Upon vote, unanimously approved.

IV. Approval of Financial Report:

Financial statements for the period ending 05/24/2007 were presented in the Board Pack by NW Community Management.

Treasurer Debby Dearden presented the following Motion which was seconded by Director Laurantell Scarfo seconded

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

V. Committee reports

- a . Architectural review – meeting on Tues about air conditioners policy.
- b. Rules and regulations committee: Homeowner manual has gone out to all owners.
- c. Landscape: Showcase has fixed sprinklers.
- d. Communications committee – Newsletter went out to the homeowners.

VI. Unfinished/Old business

- a. Reimbursement request #156

Motion: Director Peter moved to vote for approval, Director Debby Dearden seconded, motion passed 4-0.

- b. Board informed homeowners that an ARC request form need to be file, we will review and make decision then.

- c. Rental cap proposal -

Plans are to have two Town Hall meetings for Homeowner discussions and ideas regarding establishing a rental cap.

VII. New business

- d. Reimbursement request #153.

Motion: Director Debby Dearden motions that we approve less the cost of rebuilding toilets, and parts. Director Joe Gandy seconded. Motion passed 44-0.

- e. ARC application #36

Motion: Director Debby Dearden moves that we approve this subject to the condition that a licensed contractor does the work. Luranell seconded.

Motion passed 4-0.

- f. Resolution for revenue ruling 70-604

Motion: Director Peter Miller moves to approve resolution; Chair Babe O'Sullivan seconded. Motion passed 4-0.

VIII. Open forum:

Members asked about painting signs, pool maintenance and potted plants, and parking lot clean up.

IX. Announcements:

Chair Babe O'Sullivan tenured her resignation on the board as she has sold her unit and is moving at the end of this month. Chair Babe O'Sullivan moved that Director Luranell Scarfo be voted in as Acting Chair until which time there is a full board to make organizational decisions. Director Peter Miller seconded . Motion passed 4-0.

X. Adjournment: 8:29pm

Respectfully Submitted,

Lauranell Scarfo
Acting Chair/Secretary

Date of Minute Approval