

Tanglewood Homeowners Association
Board of Directors Meeting Minutes
May 28, 2009
Held at Mt. Park Rec Center

Call to Order:

Board President Scarfo called the meeting to order at 7:12 pm.

Roll Call:

Board Members Present: Laurantell Scarfo (Chair) Peter Miller (Secretary), and Debbie Dearden.

Approval of Minutes:

Minutes of the April 29, 2009 Board of Directors Meeting were presented.

MOTION: By director Scarfo: Approval of April minutes as presented. Seconded by director Miller. Vote: motion passed.

Financial Report:

Financial statements for period ending April 30, 2009 were presented.

MOTION: By director Dearden: Approval of financial statements as presented , Seconded by director Scarfo. Vote: motion passed.

Pursuit of Loan:

Director Dearden reported on her pursuit of a loan of \$350,000 to cover construction costs.

MOTION: By director Scarfo: To have director Dearden continue her efforts to secure the loan. Seconded by director Miller. Vote: motion passed.

Pool Repairs:

Bids on pool repair (vacuum safety release system and main drain cover) were presented.

MOTION: By director Scarfo: To accept the bid from Wet Kat Pool for \$1,435.00.. Seconded by director Miller. Vote: motion passed.

Pool Gate Bids:

Bids were presented to repair the pool gate to meet the State safety requirements.

MOTION: By director Scarfo: To accept the bid from HOA Maintenance (\$476). Seconded by director Dearden. Vote: motion passed.

Pool Maintenance Bids:

Bid was received from Wet Kat Pool for the pool maintenance.

MOTION: By director Scarfo: To accept the bid from Wet Kat to replace the current pool maintenance service. Seconded by director Miller. Vote: motion passed.

The following resolution was presented by Director Scarfo and seconded by director Dearden. Vote: resolution passed.

COMMUNITY SCREEN DOOR RESOLUTION

2009 – 01:

WHEREAS THE TANGLEWOOD HILLS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 100.405 (k)], AND FURTHER SUPPORTED BY THE ASSOCIATION DOCUMENTS INCLUDING THE BYLAWS [ARTICLE 4.2, 4.3.8 AND ARTICLE 7] TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

WHEREAS THE TANGLEWOOD HILLS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH RESTRICTIONS ON THE TYPE OF SCREEN DOOR THAT CAN BE INSTALLED WITHIN THE ASSOCIATION PROPERTY,

WHEREAS THE TANGLEWOOD HILLS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS WISHES TO ENHANCE THE LIVABILITY OF ALL RESIDENTS WITHIN THE ASSOCIATION.

Now be it therefore resolved that the Tanglewood Hills Condominium Association Board of Directors does adopt the following procedures in regards to the installation of screen doors (excluding the slider door screens):

- c. PHANTOM SCREENS IS THE ONLY ALLOWABLE TYPE OF SCREEN DOOR.
- d. THE SCREEN DOOR MAY BE PURCHASED AT THE OWNER’S EXPENSE FROM THE MANUFACTURER OR OTHER SUPPLIERS OF PHANTOM SCREEN DOORS.
- e. TRIM COLOR NEEDS TO MATCH EXTERIOR FRAME COLOR.
- f. MAINTENANCE OF THE SCREEN DOOR IS THE OWNER’S RESPONSIBILITY ONCE INSTALLED.

THIS RESOLUTION WAS PASSED BY THE TANGLEWOOD HILLS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS ON THIS _____ DAY OF _____, 20_____.

The following resolution was presented by director Miller and seconded by director Scarfo. Vote: resolution accepted.

**COMMUNITY COMMON AREA ALCOHOL DISTRIBUTION RESOLUTION
2009 - 02**

WHEREAS THE TANGLEWOOD HILLS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 100.405 (k)], AND FURTHER SUPPORTED BY THE ASSOCIATION DOCUMENTS INCLUDING THE **BYLAWS** [ARTICLE 4.2, 4.3.8 AND ARTICLE 7] TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

WHEREAS THE TANGLEWOOD HILLS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH RESTRICTIONS ON THE DISTRIBUTION OF ALCOHOL AT THE POOL AND THE COMMON AREAS OF THE ASSOCIATION'S PROPERTY,

WHEREAS THE **TANGLEWOOD HILLS CONDOMINIUM ASSOCIATION** BOARD OF DIRECTORS WISHES TO ENHANCE THE LIVABILITY OF ALL RESIDENTS WITHIN THE ASSOCIATION.

Now be it therefore resolved that the Tanglewood Hills Condominium Association Board of Directors does adopt the following procedures in regards to distribution of alcohol at the pool and any common area within Tanglewood Hills Condominium Association:

- G. NO DISTRIBUTION OR DISPENSING OF ALCOHOL IS ALLOWED AT THE POOL OR ON ANY COMMON AREA GROUNDS WITHIN THE TANGLEWOOD HILLS CONDOMINIUM ASSOCIATION'S PROPERTY.

THIS RESOLUTION WAS PASSED BY THE TANGLEWOOD HILLS CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS ON THIS _____ DAY OF _____, 20_____.

The following resolution was presented by director Scarfo:

**Association Resolution for Revenue Ruling 70-604 Election--
Excess Income Applied to the Following Year's Assessments**

WHERE AS, Tanglewood Hills Condominium Association, is an Oregon corporation duly organized and existing under the laws of the State of Oregon;

and

WHERE AS, the members hereby adopt the following resolution by and on behalf of Tanglewood Hills Condominium Association:

RESOLVED, that any excess of membership income over membership expense for the year ending December 31, 2009 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

MOTION: By director Scarfo: To adopt the Resolution for Revenue Ruling 70-604 Election. Seconded by director Miller. Vote: motion passed.

No Trespassing Sign:

MOTION: By director Miller: To install a no trespassing sign on the pool entrance so we can enforce limiting the pool use to residents and their (accompanied) guests. Seconded by director Scarfo. Vote: motion passed.

Mold Issue—Unit #11:

Owner of unit #11 was advised to attempt to clean the mold about one year ago, but the owner made no attempt to remove the mold.

MOTION: By director Scarfo: That the HOA not pay for the mold remediation due to owner negligence. Seconded by director Miller. Vote: motion passed.

Adjournment:

MOTION: Director Scarfo moved that the meeting adjourn. Vote: motion passed. Meeting adjourned at 8:05 pm.

Respectfully Submitted,

Secretary

Date: