

# Tanglewood Hills HOA January 25, 2007

**CTO: 7:09**

**Present:**

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

**Also present:** Kathy Hutchinson, account manager from NWCM, and 15 members

## **I. Financial Update**

- b. Review of financials
- c. DAR overpayment – NWCM has arranged a refund of the \$7800 invoice paid to DAR construction
- d. Reserve Study - Babe moved to accept the resolution on the reserve study prepared by Vial Fotheringham. The resolution states that we elect to review and update the existing reserve study and 30- year plan rather than commission a new one. The resolution also states that we will not add items to current study and maintenance plan at this time. When the pending litigation is resolved and we know what settlement funding will be available, we will re evaluate within 1 year. Debby seconded, approved 4-0
- e. Review of Requests
  - i. Request from unit #100 to fix a plumbing problem. Board agrees that this is not an HOA common element problem. The homeowner is responsible for the repair. Joe moved that we deny this request. Debby seconded, passed 4-0.

## **II. Maintenance**

- a. Dryer Vents - board agreed to go ahead and accept the contract Joe discussed at last meeting. Kathy will send postcards to members; all work will be outside, no inside work is necessary.
- b. Fire alarm repair – all alarms are repaired & we are waiting for the report from Simplex Grinnell – once received we will contact Fire Marshall for another inspection.
- c. Landscape proposals – deferred until we have updated proposals and time for review.
- d. Pest control: Alpha gave us a proposal a couple of months ago. We haven't yet taken action on this. We will review it once again and

make decision on the proposal

### **III. Other Repairs/Projects**

- d. Plumbing repair (area near 66- 72,), needs to be re-routed around a tree.
- e. Electric vault in same area is filled with silt and mud. This will have to be cleaned out and will be repaired by PGE. We will need to trench the area and put a wall around it to protect it in the future. Will check with ABM to see if they can do the work.
- f. Sewer repair – becoming a bigger problem than we thought due to grading issues. There will need to be regular cleaning of the catch basins which River City can do when they do the storm drains.
- g. Mailboxes: We thought they would be replaced by the end of the month, but this is not possible. Kathy will check with contractor to see when he thinks it will be completed. We discussed the notification to homeowners and key distribution strategy.
- h. Tree removal: LO gave us permits to take down 5 trees that need to come out because they are a safety hazard. We have to let them know which ones will be replanted. There needs to be some coordination with Highland Electrical before taking down one of the trees.

### **IV. Committee Reports**

- a. Architectural Review committee. NWCM was advised to hold off sending letters to homeowners to clean up decks and patios that have storage items or inappropriate furniture. The board needs to adopt a resolution with regulations for decks, landings and patios at its next meeting in February. We are trying to be proactive so that there won't be any further complaints from the MPHOA.
- a. Litigation: It is moving forward. We do not have a trial date yet. There is a 2- year time line for getting it to the court – as this is considered a complex case – instead of a 1- year trial date.

### **V. Maintenance schedule:**

- a. Board reviewed the maintenance schedule for items to be done routinely. NWCM will made changes and resubmit for board approval.

Adjourned 8:35pm