

Tanglewood Hills HOA Board Meeting  
October 26, 2006

Meeting called to order 7:08

Present: Babe O'Sullivan  
Debby Dearden  
Lauranell Scarfo  
Ingrid Gevers

Also present: 9 members and Marcy Morgan

I. Financial Update

- a. Marcy had questions about the budget and the line items. Debby also had questions regarding where the costs originated. Debby explained that there is essentially 2 budgets: One is the budget to maintain the property and the Other is the contingency budget. This budget is from the special assessment monies. There is some confusion with the turn over from Excelsior. Debby will discuss with the financial person at NWCMC.

II. Maintenance and Bids

- a. A. Dryer Vents – We have three bids. We decided that there are a number of things that need to be added to the maintenance budget. some of these things need to be done now. We will get a better idea of costs of each item before deciding what we can do at this time, and will make a priority list.
- b. Fire alarm repair: Babe proposed we approve bid from Simplex Grinnell for replacement of fire alarms and fire extinguishers. Debby seconded, passed 4-0
- c. Mailboxes: We decided it would be best to just replace the mailboxes not replace the whole mail structure. Debby proposed we contact William Ward, give him our new specifications, and get the new cost. Lauranell seconded. Passed 4-0.
- d. Unit signs: We decided on a design; Marci will check on the reflective paint option and cost.
- e. Stair Painting: Debby moved that we accept the second choice on the ABM bid, for the lower units only. Babe seconded. Passed 4-0.
- f. Parking lot signs: We had a request from people in spaces 31 – 35 who continue to have problems with people parking in assigned spots. They would like signs to make sure people know that they can't park in assigned spaces. We will look

into the cost of signs.

- g. Ongoing rain drain hose bibs: Hose bids are almost done. We weren't able to get into two units. We are working with River City for an estimate to repair the drains.
- h. Apollo is stalling on getting us documentation on the repairs that they made to the sewer.
- i. Rolland walked the site with the electrical contractor. We have red flagged the units that have meters that are supporting lights outside. This may be against code and we'll have to add this to the list of projects.
- j. PGE out to correct the transformers.
- k. Leaf blowing bids. We are hoping that we will get a bid from ABM to add another day for leaf blowing. Marcy will ask William Ward to do it two days per week for \$800.

III. Pest control: Nathan from Proven Air and Alpha Ecological commercial Pest solutions here to answer questions. Their pesticide has no risk to people, pets. It is ecologically safe, use the least amount of product to get the job done, and is highly effective for ridding pests. Perimeter treatment used is a barrier product. They check and maintain the areas, and not just spray. Would be on sight monthly, one half so that 1/2 of buildings alternate each month. Nathan will walk the property, and will give an official bid.

IV. Noise restrictions in Lake Oswego: Barbara checked on this to verify the change that we made to the policy at the last meeting. 8a- 10p for non-construction for weekdays  
10am to 10pm weekends non- construction noise.

Meeting adjourned at 9pm.