

**Tanglewood Hills HOA
Board Meeting
September 28, 2006**

Meeting called to order at 7:08pm

Board members present:

Babe O'Sullivan
Debby Dearden
Lauranell Scarfo
Ingrid Gevers

Also present: 5 members, Marcy Morgan from NWCM, and Bill from
Halstead's Arboriculture Consultants

I. Proposed Regulations

- a. Wood flooring policy – revision will be made to add a standard noise level requirement that includes testing of sound prior to and after wood floor is put in.
- b. Garbage policy – Babe moved that we accept the policy with some minor changes; Lauranell second, passed 4-0
- c. Nuisance policy – We voted to accept the nuisance policy with a change regarding start time for construction workers M-Fr 8am- 6pm. Babe moved to approve policy with some minor changes. Debby second, passed 4-0

II. Tree Trimming and Removal

- a. Halstead's Arboriculture Consultants here to discuss their proposal for trimming, pruning and removal of dead trees. He explained that there are some trees that are dead, and approx. 70% of the trees need pruning and trimming in order to get the proper sun exposure to keep the trees healthy. This would establish the trees to the point where they will need minimal maintenance over the next few years. It is important to do in order to prevent trees from falling this winter, and to get rid of pests and disease on trees. Trees that needed to be removed for safety concerns were discussed, and the cost of insecticide and fertilization program. This will save money in the long run from having to remove trees and trim off dead limbs.
- b. Babe moved to approve the plan that includes the pruning, removal of the pines and the maple, and for one visit per year for the cost of no more than the estimate presented, Debby seconded, passed 4-0.

III. Financial Update

- a. Review of the financials: the board members have reviewed, and each has financial packets, they are available

- for review by members.
- b. Review of requests. There are no requests from members to vote on.
- c. Marcie reviewed the definition of some of the line items, and clarification of what they were for and if there were things that could be combined or rolled into the next year's budget.

IV. Property Management/Maintenance

- a. Clean water pipes have broken in units 69- 70. Repairs nearly completed. 139 and 140 has presented additional problems for repair.
- c. Most of the hose bib repairs are completed. There are some that require entrance to the unit – and we haven't received permission to enter the units yet.
- d. Rain drain maintenance is being done. Some of these drains haven't been cleaned for many years. This will help to keep water out of the buildings.
- e. Sewer investigation: LO responsible for repair of part of the sewer line. Still under investigation as to whether or not we have to repair a part of the sewer.
- f. Pest control – Alpha will come out to discuss proposal next month.
- g. Stair painting – stairs will be painted with non- skid paint for units 1- 60 for the upstairs units with the long flights of stairs.
- h. Maintenance and janitorial proposals. Babe and Marcie interviewed a number of companies last week. Babe has confidence in the ABM proposal, which also has emergency services for water extraction and repairs. Babe moved to accept ABM Janitorial Service and maintenance company. Debby seconded passed 4- 0.
- i. Mailboxes – we are getting bids for building mailbox structures by the next board meeting.
- j. Maintenance planning/scheduling will be created for budget and for regular repair scheduling, so that we can track the cost and timing of maintenance.
- k. Fire alarm and extinguishers are being inspected tomorrow.

V. Other Updates

- a. Touchstone School and dog waste – Complaints from the director about dog waste on their property. We will send notice to all homeowners. Babe will contact the school's director to discuss what they would like us to do.
- b. Water heaters – notice has gone out to homeowners to alert them to the need to check hot water heaters and replace

old ones so that it won't leak.

- c. Kids from #90 vandalized both Mt. Park and our property, by using painting on properties. Letters have been sent to everyone involved with that unit.

VI. Committee Reports

- a. Landscape – Ingrid and Carol are meeting with DLI tomorrow to go over plants. The trial period is up next month. NWCM was asked to request a yearly contract from DLI for approval at the next board meeting.