

Tanglewood Hills HOA Board Meeting March 9, 2006

Meeting called to order 7pm

Board Members Present:

Lauranell Scarfo

Babe O'Sullivan

Debby Dearden

Ingrid Gevers

HOA Members: 4

I. NW Community Management Company

a. Primary agenda is to meet David Hummel of NW Community Management to discuss their proposal and get clarification of their fees and services. He told us about the Organization of the staff at NW Community Management. Three primary people would be available, as well as Kim Achinson as the primary manager. NW Community Management has experience in construction defects litigation, and manages a number of communities in Mt. Park. Our attorney who has worked with them on litigations also gave them a good recommendation. The company believes in accountability – 12 departments all interface with each other. “Trusting is good, checking is better.”

Managers have to respond to the homeowner on the same day. They might not be able to solve the problem or give an answer immediately, but homeowners will get a response on the same day.

b. NW Community Mgmt. Does not have a maintenance company. They feel it is a conflict of interest. They bid everything out to get the best value. Kim would create a scope of work and meet them on sight, do a walk through, we would pick the contractor, and the management company would keep track of the work.

c. David talked about the need for more hours for the management only. Initially there would probably be quite a few free hours while they get adjusted to the property. If it is found that we use more hours than the contracted hours – then they will renegotiate the contract to fit our needs.

The 35 hours are all inclusive of services –including the bookkeeping.

d. NW has a process in place to work with homeowners who are selling/buying and need information/documents.

e. David has walked the property twice. He is a general contractor, licensed, and has also done construction. He recognizes what we are doing and what needs to be done here. They have a good system and safety net. He did some extensive probing of the property. They are tooled to work

with this type of property and it's problems and construction defects. He estimates that it will take some time to get things up and running to turn things around, and doesn't want to make promises of any quick fixes, as that is usually what people expect of new management companies.

f. They bank with US Bank, the bank we already have out accounts with.

g. People will receive a statement every month that shows exactly where their account is and we can also put in notices of meetings etc.

h. Luranell made Motion to accept this company as our new Management Company. Debby seconded. Passed 4-0

II. Babe made motion to appoint Joe Grandy to fill Heidi's vacated position. Debby seconded. Motion passed 4-0. He is heading up the architectural review committee.

III. Debby Moved to allow a homeowners request for a payment schedule for the assessment. Her circumstances are unusual, and she has always been in good standing.

Ingrid seconded. Motion passed approval of request 4-0.

Meeting adjourned at 8:55pm