

TANGLEWOOD WEST HOMEOWNERS ASSOCIATION
May 31 Meeting Minutes

Meeting Date: May 31, 2022
Time: 7:00PM

1. Called the meeting to Order at 7:04PM

2. Roll Call: The following Board members were present:

Daniela Newlin – President

Andre Golebiowski – Landscape

Jeff Baumgardner – Architecture

Aдриene Xerri – Secretary/Recreation

Board Members not present:

Glenn Caulder – Vice President

Lisa Wilson – Treasurer

Mike Adams - Secretary

Homeowners who were present:

21 homeowners present and 5 online

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3. Summary of Reports given:

President: Review of cancellation of the management company and why a vote is needed to hire HOA Management Company. A homeowner brought it to our attention that we need homeowner approval to hire a management company.

It was overlooked that we need a majority vote as it was interpreted as we were hiring another vendor.

We need a management company as the HOA is all volunteers and we need the expertise of a management company that are professionals in the field of HOA management.

The board will stay in place and manage the management company. The management company will manage the HOA operations.

Andre Golebiowski's input:

California has made it more difficult over the years for HOA's to be self- managed like we currently are. The Davis Sterling act has been changed over the past few years making including changing the rules on how a vote for board members must happen which includes a 4 month process. There are new structural laws and board members might be required to go through certifications.

It is in the best interest of the entire community to hire a management company as it will limit all of our liability.

We interviewed 3 companies over the past few months and determined The Management Trust was the best fit for our community.

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Cost of the management company will be offset by cost savings of them taking over our financials as well as their vendor contracts for other services.

Cost of the management company will be a net increase of about \$11,000/year. This works out to about a \$7 per homeowner increase. Our previous manager cost us \$12,000 per year.

The Management Company will assist with:

Walk through of the property to site any violations

Vendor management

Dues collection/all financials

The manager will also have a support staff to assist with homeowner questions

We have a reserve study due this year that will give us an idea of our costs in the next 5 years.

Communication with the management company can be through their online portal that has a community calendar feature. Texting the management company is also an option. The most current updates of what is going on in our community will be found there. For those that do not use a computer, they will be mailed paper communications.

We are dealing with an attorney's office now that deals only with HOA law.

Questions:

Status of CCR's – on hold currently until we get the management company sorted out. We have spoken to a law firm Whitney Petchul who advised most firms push for rewrites of the CCR's. They recommended to only amend certain sections. For example, changing the minimum number of board members from 7 to 5 members.

Our CCR's are outdated so the current California law would supersede our CCR's. We are looking to amend just what is in the best interest of our community.

We have 2 documents: CCR's and Bylaws that would be voted on by the members to revise.

Will the rule of parking 1 car in a garage be added? We are more concerned of fire hazards in garages.

Homeowners that want their checks back for their HOA payment to The Management Trust:

We have 4 homeowners present that want their checks back and the list of those homeowners will be provided to the accountant.

Next meeting date is: June 21, 2022

11. Adjournment: 7:55PM