

**TANGLEWOOD WEST HOMEOWNERS ASSOCIATION**  
**December 20, 2022 Meeting Minutes**

**Meeting Date:       December 20, 2022**  
**Time:                   7:00PM**

1.     Called the meeting to Order at 7:03PM
  
2.     Roll Call:  The following Board members were present:

Daniela Newlin – President  
Glenn Caulder - Vice President  
Andre Golebiowski – Landscape  
Lisa Wilson -        Treasurer  
Jeff Baumgardner – Architecture via Teams  
Adriene Xerri –     Secretary/Recreation

**Homeowners Forum:**

3 homeowners present/1 homeowners online

Jill asking if we can trim out the larger trees so we do not have as many leaves falling. Andre advised that in 2023 we have 2 tree trimmings scheduled. Some in winter and some in summer. The winter trimming should be in January-February. The summer trimming should be in June-August.

Andrea asking about the grass near her home as it looks dead. Andre advised that that area had just been reseeded.

Andrea asking when is the maintenance going to be done. Jeff advised that he did connect with the repairperson and waiting to hear back from him. Also going to call the handy man referral from Andrea this week. Jeff will ensure the shutter is put back up before year-end.

## December 20, 2022 Meeting Minutes

### Page 2

#### Homeowners Forum continued:

Single story that needs paint repairs is already on repair list.

Asking when the pool heater will be turned off. The gas bill for last month was \$1400 so we will now have to turn off the heater for the season. Adriene to call Aqua trends and ask them to turn off the heater.

#### **New Business:**

Daniela to call reserve study company to get the reserve study completed. We are funded at \$550,000 in reserves – 100% would be \$700,000. Most major projects have been completed – roofs/paint/pool.

Andre has emailed The Ballot Box to discuss our upcoming election. We will have to have the election late January as we need 30 days to get ballots out and give homeowners time to vote.

3. The Board approved the prior month's minutes. President put a motion to approve the minutes. Board approved minutes as written.

#### 4. **Summary of Reports Given:**

##### **President -**

Review of emails – all emails have been addressed by the board

**Vice President:** Alleys are being littered with trash and furniture. Glenn says he is having to sweep out his parking spot. This is not the landscapers responsibility and is the responsibility of the homeowner who is renting the spot.

**December 20, 2022 Meeting Minutes**  
**Page 3**

**Summary of Reports Given Continued:**

**Treasurer:** review of current financials.  
2 homeowners are outstanding and one sent to collections

**Landscape:** Strawberry tree at entrance on Bloomfield and Larwin will be Replaced. It is under warranty so not costing us to replace it.

Pear tree in front of 4032 was removed as it had root rot/internal decay. The roots were beginning to uplift and homeowner sent us a picture with her concerns. We did receive written approval from the city to remove this tree due to the safety hazard.

**Architecture:** Jeff and Andre will hang the shutter over the weekend.  
Jeff will get another quote for the flooring installation.

**Recreation:**

Andre received an upgraded quote from Bixby Flooring. Floor installation/new Base boards/leveling of floor - \$12,094. Will have pest control spray and repair any wood. We could save about \$1,000 ordering the flooring online but then we have no recourse if there is an issue with the floors. Best to buy them from the installers.

We will be able to remove the wrought iron in front of the windows and put a treatment on the window so you can see there is a window there.

Homeowners questioning a parking spot that is never used. The renters of the particular parking spot are up to date on their payments so it is not available.

Next meeting date is Tuesday, Feb 21, 2023

11. Adjournment: 8:00PM