

**MONTHLY MEETING MINUTES**  
For  
**TANGLEWOOD WEST HOMEOWNERS ASSOCIATION**  
**NOVEMBER 21, 2023**

1. Call to Order 7:05 PM

2. Roll Call

Present:     Jeff Turkus  
              Jeff Baumgardner (online then in person)  
              Kito Bastos  
              Jim Day  
              Andre Golebiowski  
              Linda Wallace-Phelps  
              Tammy Metzger (online then in person)

3. Approve past minutes

Past minutes: motion to approve, seconded and approved

4. Homeowners' Forum

3 homeowners were present (2 in person, 1 online)

An open forum was held, where members were given an opportunity to address the Board.

- Trash being tossed into the wash
- Rental cap discussion
- Control of gophers
- Turning off the pool heat due to expense

The Board will consider and address the concerns raised.

5. Reports:

President-After communications with the landscaping team, the landscaping is looking better

-There are a lot of children and youth in the community, which is a good thing to see, but Jeff recommends communication with neighborhood families to ask that their children and youth please be respectful of the community and clean up outside after themselves, as well as respect community landscaping and not play in wet areas or over-use common areas/walls which could damage landscaping or community property.

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Vice President-

Elections:

Will need Ballot Box to send out candidate statements with elections held in February

Jeff T. will contact Ballot Box to start the process

Will confirm who is up for re-election: Andre, Jeff T. ,Kito, Jim D. Linda

Follow up with roofer company for necessary mansard work-Jeff T. will contact

Landscape-

-Turf concerns: Jim is working with landscapers to adjust watering and water flow-adjust to low flow sprinkler head and adjusting watering schedule in depressed greenbelt areas

Budget issues-we are being charged a lot of money for landscaping

Paying \$11,800 per month; significantly above budget

With current cost of labor, price charged is roughly appropriate for current financial climate

Approximately \$130 per month per household

May want to look into what we can do to adjust as prices will only keep going up

Will obtain a copy of the landscape contract to review what should be done regularly and then identify things we'd like added (for next meeting) but keeping within budget.

Over budget with tree trimming until 1st of the new year

Landscape committee-Jim wants to get the committee started to get homeowner input

Treasurer-

Monthly statement for October

Assets \$699 921 83

Operating Income \$21,690

Operating Expenditures \$19,424.60

Reserve Income \$15, 123.41

Reserve expense \$12,506.13

Association Resolution for Revenue form discussed and signed by HOA president, Jeff Turkus.

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Summary of 2024 Budget proposals

- Summary of current dues with expenses vs. raising dues
- Considering budget requests
  - Especially review of landscape budget and what is provided for the \$150,000 budgeted
  - Pool costs: treasurer recommending a slight increase for 2024 to \$15,000
  - Recommendation that adding a water testing system not feasible with current budget (can re-visit at a later time)

Recreation Director recommends an adjustment in the pool budget to include recommended substantial increase for required pool chemical testing equipment applied for the 2024 budget;  
(minimum \$10,700)

- Clubhouse-budget the same
  - For additional clubhouse renovations can pull from reserve
- Architecture-can increase budget from \$15,300 to \$18,000 to account for additional necessary repairs
- Administrative-decrease

-Signatory update:

- Board authorizes removal of Naja T. Sanders as a signatory for the HOA.
- Board authorization of US Bank to provide TWHOA with a bank debit/credit card for business use purposes

Board meeting dismissed by board president at 8 PM due to disruption.

Noted: Tammy had been requested to not record the meeting, but it was recorded.

Signed by

*Linda Wallace-Phelps, secretary*

*December 5, 2023*

Linda Wallace-Phelps, secretary

Date approved