

TANGLEWOOD WEST HOMEOWNERS ASSOCIATION
May 17 Meeting Minutes

Meeting Date: May 17, 2022
Time: 7:00PM

1. Called the meeting to Order at 7:07PM

2. Roll Call: The following Board members were present:
Glenn Caulder – Vice President
Lisa Wilson – Treasurer
Jeff Baumgardner – Architecture
Adriene Xerri – Secretary/Recreation

Board Members not present:

Daniela Newlin – President
Mike Adams - Secretary

Homeowners who were present:

3 homeowners present and 1 online

Homeowner asking about a repair to his electrical panels. Contact for a handyman the HOA has used, was sent to him via email. His circuit breaker inside his home is arcing so wants to get it repaired ASAP. Andre also advised they could contact Wilson Electric 714-842-9700 or All City Electric 714-847-0192. The owners name is Jody.

Broken sprinkler reported near 4117 and across from 4133 Larwin Ave

Question on adding solar – advised to get a permit and fill out the architectural form on the website so we can approve.

May 17, 2022 Meeting Minutes
Page 2

Family reports there is a resident calling cops on kids swimming in the pool during pool hours. The police have come out twice. We have not been contacted by any homeowners with a complaint so we do not know who to address this with. Asked them to try to get an address of where they live so board can address.

Sprinklers in front of 10082 Bloomfield are not going on and have not seemed to go on the past month.

3. The Board approved the prior month's minutes.
4. Summary of Reports given:

President: n/a not present

Vice President: review of emails

Treasurer: review of financials – 1 homeowner has gone to collections last month.
HOA management company will be sending info this week on how to contact them for setting up payment of HOA fees beginning in July.

Architecture: There are a few mansards still needing to be replaced and awaiting a quote.

Recreation: have taken care of the two pool fob requests. Clubhouse rentals are fairly busy and will be taken over by the Management company next month. Adriene will work with them to advise of existing rental dates.

Landscaping: 5 bad celluloids are out on the sprinkler system and are currently being repaired. This will be completed this week.

20 trees on order that should be going in in the next two weeks. These will go in along Bloomfield to provide a shade barrier for the homes facing Bloomfield

New lawn put in areas near Bloomfield and Elizabeth Court.

Median on Larwin will be upgraded with new plants. The olive trees have a fungal disease that are causing browning throughout the tree and will need to be replaced eventually. Have been losing large branches during wind events.

5. New Business:

Met with 3 management companies, checked their references and made the decision with the one that felt like the best fit for our community.

Welcome packets should be arriving this week from the management company with information on their services and how to set up HOA dues payments.

They will have a portal where you can address any items that need attention and then be able to track the progress of it being resolved. There will also be a community calendar on the portal.

Page 4

6. There was unanimous consent to the Consent Calendar which included:

- a. Approval of the prior month's minutes.
- b. Next meeting date is: June 21, 2022

11. Adjournment: 8:06PM