

**TANGLEWOOD WEST HOMEOWNERS ASSOCIATION
June 21 Meeting Minutes**

Meeting Date: June 21, 2022
Time: 7:00PM

1. Called the meeting to Order at 7:05PM
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

Adriene Xerri – Secretary/Recreation

Board Members not present:

Mike Adame-Secretary-resigned

Homeowners who were present:

Jill asking if address sign is being fixed. We have not heard back from the sign company. Jeff to follow up.

Gate issue at 4073 Larwin Ave.- we will have it looked at

Andre introduced tree arborist, Richard of David's Tree Service to review 3 year tree plan.

Darren put the plan together for the three-year plan for Tanglewood West HOA.

Tanglewood West has 110 different varieties of trees.

Year 1 of the 3-year plan begins in 2022. Some trees can be trimmed only in summer and some only in winter.

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The olive trees have a virus that continues down the twigs to the trunk of the tree. It does not make financial sense to treat the olive trees due to this disease. It is cost prohibitive. The tree company is recommending the diseased olive trees be removed due to the disease.

When we remove a tree, we submit a plan to the city. The minimum size of the tree we need to replant is 15 gallons. The city does not tell Tanglewood West HOA what type of tree to plant. As of this morning, the city has not been able to find a Conditional Use Permit for Tanglewood West in our files. They are continuing to look for the Conditional Use Permit. Our attorney will work with the city to determine what to do if this CUP cannot be found. Each time we reach out to the city, it costs the HOA \$520 for a planting permit. Due to the fact we had homeowners go to the city rather than come to the meeting to hear our plan, we will have to incur these costs.

We have 20 trees on order to replace the trees we have just taken out. We worked with the arborist to come up with trees that will work in our environment.

New Business:

Our attorney has crafted the ballot for the vote for the management company. It will be a secret ballot that will be mailed back to the election inspector. Once ballots go out there will be 30 days to return the ballots. A meeting will be held at the clubhouse to announce the results.

We received two proposals from ballot companies:

The Ballot Box for \$990 in person service to count the ballots.

Advanced Election Services quote is \$955 in person to count the ballots.

We want to use the election inspector so the vote is handled by professionals and not able to be challenged.

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Andre puts a motion to hire The Ballot Box to handle our vote for the management company. The board approved the motion.

3. The Board approved the prior month's minutes.

4. Summary of Reports given:

President - has been working to get all homeowners contact information so we can get the voting ballots out to everyone

Vice President:

What kind of recourse do we have as a board due to one homeowner's frequent challenges of everything the board is doing that is requiring the HOA to use lawyers and incur fees for the HOA? This will start effecting the HOA dues of everyone due to the rising attorney's fees.

At this point, everything we are doing is being questioned and is having to go through our attorneys so we don't get backlash saying we don't know what we are doing.

This is why a management company is so necessary for our community so a team of professionals can handle all homeowners' requests/challenges. Most importantly, we will be in compliance and it will reduce our liability.

Treasurer:

One homeowner is in collections and HOA has been requested to sign a lien on the property. A motion was put forward to put a lien on #0422018HLQ. It was approved by the board

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Treasurer Report Continued:

The Management Company returned any HOA checks sent to them today.

Legal fees incurred by the Tanglewood West HOA through May 31, 2022 is \$2355. Since then, we have incurred additional fees due to challenges by a homeowner requiring us to work with the city for the Conditional Use Permit, worked with the attorney to determine if the board has to go through state training that a homeowner said the board must take. This training does not apply to us per our attorney. Estimated additional fees of \$1,415 in legal fees bringing us to about \$3,770 year to date.

Landscape: addressed by David's Tree Service

Architecture: no updates

Recreation: no updates

Next meeting date is July 19, 2022

11. Adjournment: 8:46PM