

**TANGLEWOOD WEST HOMEOWNERS ASSOCIATION  
MEETING MINUTES  
OCTOBER 17, 2023**

Meeting Date: October 17, 2023

Call to Order at 7:01 PM

Roll Call

Present:

Jeff Turkus

Jeff Baumgardner

Kito Bastos

Linda Wallace-Phelps

Tammy Metzger

Absent:

Andre Golebiowski

Jim Day

Approval of Previous Month's minutes

September meeting minutes approved as updated.

Homeowners' Forum

7 homeowners were present

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

Reports:

President-Spectrum work has begun and will be completed by the end of the month

Work includes phone line and internet

(phone line will remain the same)

Should be completed by October 30

Re-visit vote for management company; no interest at this time

Vice President-

Review of emails

Oceanfront discount to homeowners

Ask homeowners to report Edison lights not operating.

Board will compile a list of lights needing repair.

Treasurer-Monthly statement

September operating income \$22,385

Expenditures \$32,013.14

Reserve \$15,119.40

3 homeowners behind on dues, working with Liewald to establish payment plans

**TANGLEWOOD WEST HOMEOWNERS ASSOCIATION  
MEETING MINUTES  
OCTOBER 17, 2023**

Reserve study -low end for our community  
Consider in preparing new budget where to trim extra costs to allow for rising costs in new budget  
Recommended to increase reserve to 18,550.  
Including raising of HOA dues

Landscape-

Formation of landscape committee-  
Board asked for volunteers: Andrea, Jill, Tommy with Jim as chair  
Motion to accept landscape committee with noted volunteers  
Motion was Seconded and approved

Recreation-

Review of Rules for OC pools-signs; rules will be emailed to board for review  
New light has been ordered  
6 members on waitlist for parking spots  
Will review gas bill regarding heating of pool in winter

Motion made to create a handbook committee to review online documents and HOA handbook  
Volunteer-Tommy, Jeff B.  
Seconded and approved

Motion to create recreation committee  
Seconded and approved

Architecture

Noted need for repair at 4063 Larwin-broken concrete step to be repaired

1. Dues and Fees: Past Due Dues
  - 1 homeowner on payment plan
  - 2 others reached out for payment plan
2. Assessments
3. Liens and Collection
4. New Business  
Newsletter review:
  - Will email newsletters to community and post at the clubhouse and online
  - will create a listing of recommended community vendors to include in newsletter
5. Old Business
  - a. Committee formation:  
Architectural committee—tabled until Andre returns

**TANGLEWOOD WEST HOMEOWNERS ASSOCIATION  
MEETING MINUTES  
OCTOBER 17, 2023**

- b. Review of clubhouse rental policy-will be included with handbook committee  
Motion to cancel \$60 cleaning fee after events as the clubhouse is cleaned each Friday  
Seconded and approved
- c. Review of common wall policy-re-visit with full board attendance
- d. 2024 Budget process

Will be reviewed in budget meeting, to be scheduled

- 6. Executive Session  
(Homeowners excluded; may be telephonic, email, written consent or in person)
  - a. Collection and Litigation
  - b. Disciplinary hearings
  - c. Personnel issues
  - d. Landscape proposals
  - e. Foreclosure authorizations

Board agreement to ensure respect among board members and consistency in interactions with homeowners

- 7. Consent Calendar  
Next Meeting Date is Tuesday, November 21, 2023

- 8. Adjournment 7:55 PM

*Linda Wallace-Phelps, Secretary*

*Approved 11/21/23*