

**TANGLEWOOD WEST HOMEOWNERS ASSOCIATION**  
**December 21, 2021**

Meeting Date: December 21, 2021  
Time: 7:00PM

1. Called the meeting to Order at 7:12PM
  
2. Roll Call: The following Board members were present:  
Daniela Newlin – President  
Glenn Caulder - Vice President  
Lisa Wilson – Treasurer  
Jeff Baumgardner – Architecture  
Andre Golebiowski – Landscaping  
Adriene Xerri – Recreation  
Guest Present – Tracey Ettinghoff –Lawyer for Tanglewood West HOA

Board Members not present:

Mike Adame - Secretary

Homeowners who were present:

**Gustavo Beltran 4114 Elizabeth Court** – questioning that everything looks changed on the new bylaws. Is there a way to get an updated list of what changes were made. Per Lawyer there are many new laws that have gone into effect in the last 50 years. The old CCR's do not come close to protecting the homeowners and are not compliant with California law. All changes required by the Davis Sterling Act have been incorporated into the new bylaws.

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**Jill** – her only question is about entering the residence. Want's clarification on this. Per lawyer – only allows to enter a property in an emergency situation. I.E. if a homeowner is not reachable and the house is flooding and damaging a neighbor's house. Also asked if we have limits on how many rentals allowed.

**Angela Holland – 4032 Larwin Ave** - Stated she is not in violation of anything so she has no concerns. Question is if we can make some changes to the CC&R's rather than throw out the whole document. Also feels we should have received a summary of all the changes made to the CC&Rs. Lawyer advised we can amend them. New CC&R's are 72 pages long vs 15 pages long for the CC&R's that were 50 years ago. It is a completely new document as the laws have changed so much in the past 50 years.

**Kim Zaan – 4013 Larwin** – requesting she get more notice when documents need to be voted on. Question on street parking as the language is not representative of our neighborhood as we do not have guest parking and the streets are public streets. Agreed we could make an amendment to the verbiage of the CC&R's.

**Tammy Metzger – 4028 Larwin Ave** – wants the list of homeowners contact information. She can be given it except first we have to give the homeowners a chance to opt out if they do not want their information shared. Questioned if we ever foreclosed on anyone. Board advised no but we do send delinquent homeowners to collection and can put a lien on the home if \$1800 past due.

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**Michelle Bastos** – concerned about the CC&Rs saying that you cannot work from home. Also asking about the limit of 2 pets. Daniela advised we will amend it to 3 pets as City of Cypress allows 3 pets.

Question on why the CC&R's are limiting what toys kids can play on i.e electric bikes

**Kito Bastos** – feels there are many frivolous rules in the new CCR's

### Ernest Schmittou

3. New Business – none
4. The Board approved the prior month's minutes.
5. Summary of Reports given:

**President:** Motion to extend it to February all questions on CC&Rs to be received by February 15. The board passed the motion.

**Vice President:** Glen is now checking emails daily and advise each board member if there is something on the emails we need to address so things are taken care of in a timely manner.

**Treasurer:** All financials were reviewed. Have 10 homeowners 1 month behind on their dues.

**Architecture:** waiting for Ace Roofing with a start date for the mansard replacement on the homes on Elizabeth Court.

**Landscape:** Pine tree in front of 4012 Larwin on the scheduled to be cut down. Stumps are due to come out from trees that fell in high winds. All water has been shut off on lawns to avoid puddling.

Flooding issue reported on Bloomfield from Kito Bastos. Andre will get it taken care of.

Andre explained we have had unexpected expenses dealing with downed trees that have prevented us from having the budget to buy new trees. In addition our irrigation system is over 50 years old and we have had to make many repairs this year that also effect the budget.

**Recreation:** All parking spots now filled.

Kito Bastos is questioning if parking spot 14 is open as he see no one parking in it. Advised they are up to date on their monthly parking fees.

6. The Board was given information on the past due fees:  
(Past due Dues Assessments Liens & Collection)
7. There was unanimous consent to the Consent Calendar which included:
  - a. Approval of the prior month's minutes.
  - b. Next meeting date is: January 18, 2022
  - c.
11. Adjournment: