

Villa Tanglewood HOA

March Board Meeting Minutes Tuesday, March 25, 2025 7:00 p.m. via Zoom

1. Call to Order: The meeting was called to order at 7:13 p.m.

2. Roll Call – Establishment of Quorum

Board Members Present:

Susan Johnson, President

Sara McAndrew, Treasurer

Lisa Hect, Secretary

Michelle Fontenot, Member-at-Large

Board Members Absent:

Can Alemdar, Member-at-Large

Management Staff Present:

Linda Adams, Director, PMG

Nicholas Bouza, Director, PMG

3. Summary of Executive Session

The Board met for a brief Executive Session prior to the open meeting and discussed delinquent accounts and legal issues. There were no votes taken during Executive Session.

4. Approval of Prior Board Meeting Minutes – February 25, 2025

Motion by Susan Johnson to accept minutes as written. Sara McAndrew seconds. Motion passed unanimously.

5. Management Report

We have had quite a few questions about the status of the parking assignments. The Board of Directors has opted to have this matter placed on the agenda for the upcoming Annual Meeting, along with the election of a new board member. More information will be forthcoming about the date and requests for candidates to serve on the Board.

There were no reports of water intrusion from the storm on Sunday night, which is great news, so it seems like the various roof, masonry and drainage repairs have helped. We have rain in the forecast for the

next few days, so hopefully not, but if anyone experiences water intrusion, please let us know right away and include photos and videos if possible.

There is currently a hot water tank out of commission. It is about 16 years old and needs to be replaced. We have received 2 estimates and are waiting for another tomorrow so that the Board can vote on moving forward with the replacement.

On the topic of water issues, the problem with having 60-year-old pipes is that when the water is shut off for repairs, turning the water back on causes sediment in the pipes to get into the water supply lines and ultimately your faucets, washing machine hoses, and other plumbing fixtures. Unfortunately, other than completely replacing the old pipes, not just those underground, but also those behind the sheetrock of each building, there is no way to prevent this from happening. We encourage everyone to always run their largest faucet, usually the tub, first after a water shutoff to try to drain as much sediment as possible.

Finally, regarding the ongoing issue of the balcony repair behind Unit 206 – the engineer was not happy with some repairs done early last year at Bldg. 206 A/B by JMI Contractors, so we have been trying to get additional estimates from other contractors to do the work needed at Bldg. 206 and we do have a new bid from Witte Construction.

6. Treasurer's Report

Our closing funds balance for February 28th was just over \$279,000. Income for January was \$50,661 and operating expenses were controlled at \$38,450, which is \$8,000 under budget. Reserve expenses were just over \$4,000.

We are very happy to report that we received a payment of over \$16,500 on a delinquent account, bringing it completely current.

The remaining total delinquent account balance is now under \$24,000, with nearly half of that being from an owner who is on an approved payment plan, so we are making great progress in bringing down the delinquent account balance.

7. Email Motions Approved since January 2025 Board Meeting:

None

8. Old Business:

None

9. New Business:

Tree Trimming Bids

Motion by Sara McAndrew to accept bid from New Heights Tree Service for \$ \$5141.88. Susan Johnson seconds. Motion passed unanimously.

10. Unit Owner Open Forum

After the Owners' Forum, there being no further business, the meeting adjourned at 7:43 p.m.

Submitted by:

LISA HECT
Secretary
Villa Tanglewood Condominiums HOA

Approved by unanimous motion at Board of Directors Meeting on

4-28-25.