

Villa Tanglewood HOA

May Board Meeting Minutes Tuesday, May 27, 2025 7:00 p.m. via Zoom

- 1. Call to Order:** The meeting was called to order at 7:01 p.m. by Susan Johnson, Board President.

2. Roll Call – Establishment of Quorum

Board Members Present:

Susan Johnson, President

Sara McAndrew, Treasurer

Lisa Hect, Secretary

Michelle Fontenot, Member-at-Large

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 the Executive Session.

4. Approval of Prior Board Meeting Minutes – April 29, 2025

Motion by Michelle Fontenot to accept minutes as written. Sara McAndrew seconds. Motion passed unanimously.

5. Management Report

You have probably all seen that the right side of Ruelle, near the pool, has now been painted as a “loading zone”. We have heard some good comments from residents about the street being less congested in that area.

We receive at least a couple of questions from residents each week who don’t know which storage unit belongs to their unit. Also, some units are using 2 storage units instead of one. Once the proposed

parking assignment is voted on at the annual meeting on June 9th, we hope to be able to assign the storage units directly in front of the parking spaces to that same unit. Please bear with us for a couple more weeks.

Despite the extremely hard rains last night, we only received two reports of water intrusion. Still – that is 2 too many. We are working on resolving those issues. More rain is predicted this week, so if there is any issue with water intrusion, please report it to us as soon as possible with photos / videos.

6. Treasurer's Report

The April financial reports will be sent out on Thursday with the newsletter. The income for the month was just under \$47,000 and operating expenses were \$44,000. Unfortunately, there were a total of nearly \$50,000 in reserve expenses for April.

The Reserve Account will be discussed in further detail during the new business portion of tonight's meeting.

We have made fantastic progress on the delinquent accounts. Other than 2 accounts that are on a payment plan, there are only 2 other accounts that are more than 30 days past due for a total of \$3,000.

7. Email Motions Approved since April 2025 Board Meeting:

The Board unanimously approved Witte Construction to work on the brick wall on the back of 107 at a price of \$22,800.

8. Old Business: None

The work on building 107 by Witte Construction is underway and is proceeding with no issues.

Discussed the need for candidates for the Annual Election.

9. New Business:

Discussed the reserve expenses to date.

Reviewed new proposed parking rules, no motions made.

10. Unit Owners' Open Forum

After the Owners' Forum, there being no further business, the meeting adjourned at 7:50 p.m.

Submitted by:

LISA HECT
Secretary
Villa Tanglewood Condominiums HOA

**Approved by unanimous motion at Board of Directors Meeting on
6-30-25.**