

Villa Tanglewood HOA

October Board Meeting Minutes Monday, October 28, 2024 7:00 p.m. via Zoom

Call to Order: The meeting was called to order at 7:01 p.m.

Roll Call – Establishment of Quorum

Board Members Present:

Susan Johnson, President
Russell Oldmixon, Vice-President
Sara McAndrew, Treasurer
Lisa Hect, Secretary
Can Alemdar, Member-at-Large

Management Staff Present:

Linda Adams, Director, PMG
Nicholas Bouza, Director, PMG

Approval of Prior Board Meeting Minutes – September 30, 2024

Motion by Sara McAndrew to accept minutes as written. Lisa Hect seconds.
Motion carried unanimously.

Email Motions Approved since September 2024 Board Meeting: None

Review of Financial Statements – September 2024

The September 2024 financial statements have been provided by AAM, the previous management company and sent out to all members via email on October 24, 2024.

Management Report

The transition from AAM is nearly complete, although we are still waiting for a final accounting of the balance of funds due to Villa Tanglewood that was in their accounts. Hopefully we will receive that information this week.

We have had great participation from unit owners in creating online accounts and signing up for automatic payments. So far, 65 of the 84 owners, or 77%, have created their online accounts.

Within the next week or two, we will be requesting that each unit owner complete an owner's information packet that will allow us to update our records with correct email addresses, phone numbers, emergency contacts, and information on whether the unit is a rental or not. We will also request information on pets.

We have received a number of complaints about pet owners who are not picking up after their dogs, and we've seen plenty of evidence of that. We will be installing some cameras to see if we can identify the offenders, since this is not just a violation of the rules, but a health issue and a violation of a San Antonio city code.

We continue to gather bids for the various water intrusion issues.

The Board has elected to terminate the contract with U.S. Lawns, effective November 30, 2024.

Old Business

Tree Trimming Estimates: After reviewing several estimates, the decision was to proceed with Davey Tree Trimming to address the four largest trees on the property (two in the courtyard, and two facing Brees) which are causing problems to the roofs due to branches which overhang the roof, dropping leaves and clogging the gutters. The branches also need to be trimmed back away from the buildings to prevent damage.

Sarah McAndrew made a motion to accept the bid from Davey at a cost of \$6,624.90, Susan Johnson seconded, and the motion passed unanimously.

New Business:

The maintenance technician position will be filled with a full time employee, Rafael Herrera, who will be able to not only assume the landscaping duties, trash collection, and pool cleaning, but will also be able to do minor repairs such as replacement of rotten wood, plumbing repairs, and painting, etc. that were previously contracted out at a higher cost.

Locking Foyer Doors:

The possibility of adding a lock to foyer doors was discussed due to several recent security concerns about unauthorized people entering foyers. While the added security would be a benefit, there are also liability concerns, such as the ability for emergency personnel to access the foyers quickly, if needed, as well as questions about how deliveries of packages and food could best be made. The Board will request the opinion of the Association's attorney on this matter.

Owner's Open Forum (responses in blue)

A unit owner expressed concern about the financial position of the Association and thought that the maintenance technician position should be left as part-time instead of full-time.

With the elimination of the \$2,000+ paid to the landscape contractors, and the assumption of other maintenance duties that were previously contracted out, the maintenance technician should result in savings overall and a more well-maintained community.

Two owners disagreed with the installation of locks on foyer doors, while two other owners were strongly in favor. There was some discussion of security incidents.

The Board has not reached a decision at this time regarding the locks on foyer doors but encourages owners to install Ring cameras (or similar). Any resident who sees suspicious activity or persons on the property are urged to call 911.

An owner mentioned the need for landscapers to blow properly behind Units 101 and 103 and that keeping gutters clear of leaves and other debris should be a priority for preventing water intrusion.

Our on-site maintenance technician will routinely clear the gutters. Agree on the blowing – needs attention in many areas.

There being no further business, the meeting adjourned at 7:45 p.m.

Submitted by:

LISA HECT
Secretary
Villa Tanglewood Condominiums HOA

Approved by Board of Directors on: 12-3-24