

Cypress Tanglewood Homeowners' Association
Homeowners' Meeting
April 20, 2021

Opening:

President Bill Bowers called the regular meeting of the Cypress Tanglewood Homeowners' Association to order at 7:29 pm on Tuesday, April 20, 2021.

Attending were: Bill Bowers, President; Blaze Bhence, Vice-President; Kelly Wirchak, Secretary; Chris Cale, Treasurer; Fred Kim, Member-At-Large; and Barbara Davis, Manager.

Four homeowners attended.

Wirchak read the Minutes of the March 16, 2021, which were approved by the Board.

A. MANAGER'S REPORT

Davis read the Manager's report to the Board and homeowners.

B. COMMITTEE REPORTS

Architectural Report:

An application for a wood fence at 4142 Elizabeth was presented. Applications for windows at 4298 Dina, 4187 Elizabeth, and windows and a sliding door at 4140 Elizabeth were presented. All applications were approved.

Financial Report:

Bowers gave the Financial Report for March 2021. As of March 31, 2021, the Total Operating Fund is \$134,785.07. The Total Replacement Fund is \$1,146,200.63, for Total Assets of \$1,280,985.70.

OLD BUSINESS

Candidates' names for the Board of Directors elections have been submitted.
The pool heater at both pools have been turned on.
There are 2 more buildings to be re-roofed.
The painting project is complete except for a few touch-ups.
Many homeowners are making improvements on their homes.

NEW BUSINESS

The 2021-2022 Master policy was presented and approved by the Board.
5 homes were sold this month.
The community garage sale was discussed.
Spring planting has begun throughout the complex.
The Board will be getting quotes for pool decking replacement, pool re-surfacing, block wall repair and/or replacements, and painting of the wrought iron fencing.

HOMEOWNERS' CONCERNS

A homeowner is concerned about the Rental Restrictions. The Board will discuss his situation, and reply to him by mail.

SUMMARY

THE UPCOMING BOARD ELECTION WAS DISCUSSED
THE BOARD VOTED ON AND APPROVED THE 2021-2022 MASTER INSURANCE POLICY
THERE ARE TWO MORE BUILDINGS TO BE RE-ROOFED
THE POOL HEATERS HAVE BEEN TURNED ON
SPRING PLANTING HAS BEGUN
POOL MAINTENANCE AT BOTH POOL AREAS WAS DISCUSSED

Bowers adjourned the meeting at 7:55 pm

Submitted By: Barbara Davis _____

Approved By: William Bowers _____