

Cypress Tanglewood Homeowners' Association
Homeowners' Meeting
June 15, 2021

Opening:

President Bill Bowers called the regular meeting of the Cypress Tanglewood Homeowners' Association to order on Tuesday, June 15, 2021 at 7:31 p.m. Attending were: Bill Bowers, President; Blaze Bhence, Vice-President; Kelly Wirchak, Secretary; Chris Cale, Treasurer, and Fred Kim, Member at Large. Manager Barbara Davis was absent.

Two homeowners attended.

Wirchak read the Minutes of the May18 meeting, which were approved by the Board.

A. MANAGER'S REPORT:

There was no report from the Manager.

B. COMMITTEE REPORTS:

a. Architectural Reports:

An application for a front door was presented and approved for 4451 Larwin Ave. Applications for Solar Panels at 4318 Larwin Ave. and 4494 Larwin Ave were presented and approved.

Financial Report:

Cale gave the Financial Report for May 2021. As of May 31, 2021, the Total Operating Fund is \$142,138.49. The Total Replacement Fund is \$1,208,540.66, for Total Assessments of \$1,350,679.15.

OLD BUSINESS

President Bowers informed all present the Accurate Voting would begin counting all votes for the Board of Directors election.

Election results were announced by Accurate Voting.

Bowers announced that the pools would be opening tomorrow-June 15th, with pre-covid rules in place.

The Bulky Item Pick up sponsored by Valley Vista Services will take place on Saturday, June 26th. A flyer will be delivered to all residents.

The completion of the roofing project will be postponed until the cost of materials drops.

We are still experiencing a problem with shingles slipping off of some roofs.

Rental restrictions were discussed, and current percentages will be posted in the newsletter each month.

NEW BUSINESS

Bowers announced that the Board of Directors voted to begin foreclosure procedures on a vacant CTHOA property.

The Board of Directors received a bid for painting the wrought iron fences at the CTHOA pools, and it was approved.

The Board of Directors is considering changing the gate lock at the pool gates.

The plaque in front of the CTHOA office honoring former Manager Nancy Trainer will be replaced.

Bowers reported that the Cypress Police Department attempted to tow a car that had expired registration was towed and the owner was arrested for interfering.

HOMEOWNER CONCERNS

There were no homeowner concerns.

SUMMARY

ACCURATE VOTING SERVICES COUNTED THE VOTES FOR THE ELECTION

THE BOARD OF ELECTION RESULTS WERE ANNOUNCED

THE RENTAL PERCENTAGES REMAINS AT 25%

THE COMPLETION OF THE ROOFING PROJECT WILL BE DELAYED UNTIL COSTS DECREASE

BULKY ITEM PICK UP WILL TAKE PLACE ON JUNE 26TH

THE BOARD OF DIRECTORS VOTED TO BEGIN FORECLOSURE ON AN CTHOA PROPERTY

THE BOARD OF DIRECTORS IS CONSIDERING CHANGING THE GATE LOCKS AT THE POOL

THE NANCY TRAINER MEMORIAL PLAQUE WILL BE REPLACED

POLICE ACTIVITY WAS REPORTED ON ELIZABETH COURT

Bowers adjourned the meeting at 8:05 pm

Submitted By: Barbara Davis _____

Approved By: William Bowers _____

