

Cypress Tanglewood Homeowners' Association
Homeowners' Meeting
May 18, 2021

Opening:

Vice-President Blaze Bhence called the regular meeting of the Cypress Tanglewood Homeowners' Association to order at 7:30 pm on Tuesday, May 18, 2021.

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

Two homeowners attended.

Wirchak read the Minutes of the April 20, 2021 meeting, 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 block wall at 4325 Larwin was presented and approved. An application for a patio cover at 4424 Larwin was not approved.

Financial Report:

Cale gave the Financial Report for April 2021. As of April 30, 2021, the Total Operating Fund is \$134,888.80. The Total Replacement Fund is \$1,176,993.17, for Total Assessments of \$1,311,881.97.

OLD BUSINESS

Ballots for the June Board of Directors meeting will be mailed to all homeowners this week.
Davis reported on the current percentage of rental properties.
Bhence reported that COVID restrictions in the CTHOA will end on June 15, 2021.
Bids for the block wall on Ball Road are currently being accepted.

NEW BUSINESS

Valley Vista Services will be sponsoring a Bulky Clean Up Day on Saturday, June 26th.
Guidelines for POD storage units were given.
The Board is currently researching new signage for the CTHOA.
Bhence reported on the increasing number of homeless people in our neighborhood.

HOMEOWNER CONCERNS

A homeowner reported that a small area of asphalt in the alley that was recently repaired has not held and needs to be repaired again.

SUMMARY

BALLOTS FOR THE UPCOMING BOARD ELECTION HAVE BEEN MAILED TO HOMEOWNERS
THE RENTAL PERCENTAGE REMAINS AT 25%
AN UPDATE ON COVID RESTRICTIONS WAS DISCUSSED
BIDS ARE CURRENTLY BEING ACCEPTED FOR THE BLOCK WALL ON BALL ROAD
BULKY ITEM DAY IN CYPRESS WILL BE HELD ON JUNE 26, 2021
GUIDELINES FOR POD STORAGE BINS WERE GIVEN
THE BOARD IS RESEARCHING OPTIONS FOR NEW ADDRESS SIGNS
THE NUMBER OF HOMELESS IN OUR NEIGHBORHOOD IS INCREASING

Bhence adjourned the meeting at 8:00 pm

Submitted By: Barbara Davis _____

Approved By: William Bowers _____