

Cypress Tanglewood Homeowners' Association

Executive Meeting

Tuesday, January 16, 2024

Minutes

6:30 P.M.

1. Roof leaks

- Carrie Giberson (4154 Larwin), Lisa Gogley (4124 Larwin Ave)
 - a. Work to be completed by Chandler January 29th, 2024.
 - b. 4192 Larwin Wantuch to follow a few weeks later.
 - c. All times are weather dependent.

2. Pool Resurfacing

- a. We have a quote from Allan Smith Pools that has been reviewed by the board.
- b. Getting quotes from two other pool companies.
 - i. Gardner Pools
 - ii. J Hock Pools

3. Total Landscape Management

- a. raised their fees to \$18,530.00 per month. This includes moving and cleaning of flower beds, planting in spring as needed, MWTF, trimming bushes, dumping trash in playground. Does not include trimming or removal of trees

4. Committees

- a. Architectural Committee duties-
- b. Grounds Committee Duties
- c. Finance Committee -Are we looking for members?

5. Newsletter delivery by email with pages available- decided this will be brought up in the general meeting and voted on so it will be in the minutes

6. Architectural applications reviewed by K Wirchak and B Bhence

7. All balconies must be inspected by the end of the year per state regulation. California Senate Bill 326 (SB 326), also known as the "balcony inspection law," requires that buildings with three or more multi-family dwelling units and exterior elevated elements, such as balconies, must be inspected by a licensed professional engineer or architect at least once every nine years

8. Placing of cameras around the community is discussed- feedback will be solicited by community members in the newsletter

Cypress Tanglewood Homeowners' Association

Homeowners' Meeting
Tuesday, January 16, 2024

Minutes

7:30 pm

1. Welcome- called to order at 7:30 pm
2. Minutes- read by secretary Kinsey, motion by KW, seconded and approved
3. Treasurer's Report- B Bowers presents the treasurer report including all the financial totals for the month. Yearly expenses, and revenue presented.
4. Manager's Report- G Wirchak presents his list of duties for the past month including pool resurfacing quote, Easy HOA, newsletter, monthly dues, paid invoices, gardener issues, clubhouse reservations, and proof of insurance.
5. Committee Reports
 - a. Architectural Report- K Wirchak presented
 - b. Financial Report

OLD BUSINESS

1. Adjournment

NEW BUSINESS

1. Homeowners' Concerns- 4250 Larwin owner asks about a missing bush near his fence and asks about a replacement, Board says a new one will be planted in spring when the gardeners' plant new things. He also asks about a grounds committee volunteer, email manager to apply. Homeowner at 4162 Larwin asks of manager office hours, he generally works from home but will meet homeowners at office by request.
2. Newsletter to be sent out electronically going forward to save costs and go green. A limited number of hard copies will be made available to those without computer access, also will be posted on the website. This will begin in March with the announcement in the February newsletter.
3. Adjournment- move to adjourn KW, seconded AK adjourn at 7:53