

Cypress Tanglewood Homeowners' Association  
Executive Meeting  
Tuesday, April 15, 2025

**Minutes**  
**6:30 P.M.**

1. Cabana Pool

- a. Alan Smith Pools have engaged in demolition of the pool surface.
- b. Pool underlayment has been re-sealed.
- c. Plumbing has started.
- d. vote on extra charge for hydrostatic pressure seal, motion, seconded and approved.

2. Accident / Collision at 4489 Larwin Avenue.

The court has set a trial date for this case on October 3rd at 9:00 a.m. in department N-17.

3. Roof Replacements or Maintenance

10051 Delano Ave – Contract with options in packet. 5.1, 5.2, 5.2a, 5.3-\$94,307.00  
4235 Larwin Ave – 6.1a, 6.3 \$72,960.00  
4178 Elizabeth Ct. – 6.1a, 6.5 \$60,900.00- on hold for now  
4390 Dina Ct. – on hold for now  
4297 Dina Ct.- 5.1a, 5.2 \$64,920.00  
4179 Elizabeth Ct. – 5.1a, 5.3 \$77,706.00  
move to approve going forward with repairs, moved and seconded, approved.  
Total \$309,893.00 for four roof repairs

4. Foreclosure Update

- a. Ibsen - 4286 DINA Court
    - i. Account Fully reinstated
  - b. Griesinger - 4304 LARWIN Avenue
    - i. Account Fully reinstated
  - c. Zentgraf - 4161 ELIZABETH Court
  - d. Debtor under approved payment plan. Payments are current through 02-25. Our Trustee's Sale has been postponed to 03-20-25. Account balance as of 03-01-25 = \$10,008.00
5. Vote on revised manager duties
6. 38 lights not working on pathways, BD says this is unacceptable, what needs to be done to remedy this.

7. clubhouse pool issue, no lights working in the pool still, this is a liability for CTHOA, GW will have an electrician come out. Pool gate was open, needs to be self-close. Where are the umbrellas? Come out in May.

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Homeowners' Meeting  
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Minutes

**7:30 pm**

1. Welcome- called to order at 7:32, 8 homeowners present.
2. Minutes- AK reads the last month's minutes, moved by YL, seconded and approved.  
Minutes approved.
3. Treasurer's Report-BB presented the treasurer's report including assets, income, operating expenses, reserve expenses, past due accounts and net receivables. Income and expenses presented including reserves, net balance presented.
4. Manager's Report- GW presented his monthly report.
  - Worked with homeowners to begin making payments online.
  - Worked with Alan Smith Pools to start the Cabana pool resurfacing
  - Interfaced with homeowners regarding roof leaks throughout the complex.
  - Coordinated with Paul Arenas for repairs
  - Coordinated with Paul Arenas for the Demolition of the Cabana Structure and Fireplace.
  - Issued fines and worked with the police to stop people from parking in alleys and leaving items in alleys.
  - Meeting minutes placed on website.
  - Monthly newsletter written and distributed to homeowners via email, website with copies placed in the box.
  - Processed homeowners' monthly dues and parking fees.
  - Paid invoices.
  - Still working on fence repair by the county
  - Had trees removed along alleyway.
  - Worked with gardeners and handymen regarding issues reported by residents.
  - Processed clubhouse reservations.

3. Committee Reports
  - a. Architectural Report- no requests this month
  - b. Financial Report

### **OLD BUSINESS**

1. Block wall reinforced, may need to be replaced
2. Parking problems continue
3. Roof repair currently in progress, deposit paid to Chandler roofing
4. Fines can be given to those who park illegally in alleys

### **NEW BUSINESS**

1. Homeowners' Concerns- question; what is her responsibility as a homeowner, landscaping issues handled immediately. SCE lights out in front of her unit, she has called more than once. She then emailed SCE and they came the next day. BD says the homeowner reports to Mgr. and Mgr. calls SCE. HOA fees, she asks about the fees and when a late fee will be accrued. She would have appreciated a faster response from the Mgr. she thanks the board for what we do and that we do a good job. KW asks about the wall issue this is not the one that was just completed. She asks what is going on with the drunk driver accident on the corner. It is currently with an attorney and there is a court date in October. Another resident asks about parking in the alleys on street sweeping day, and states that the police ticketed some individuals.  
  
BD says there will be no homeowners meeting in May as there will be no quorum, the board will meet via email in May.
2. Adjournment- motion to adjourn, YL, seconded and adjourned at 7:52 pm.

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**MANAGER'S REPORT**

1. Worked with homeowners to begin making payments online.
2. Worked with AlanSmith Pools to start the Cabana pool resurfacing
3. Interfaced with homeowners regarding roof leaks throughout the complex.
4. Coordinated with Paul Arenas for repairs
5. Coordinated with Paul Arenas for the Demolition of the Cabana Structure and Fireplace.
6. Issued fines and worked with the police to stop people from parking in alleys and leaving items in alleys.
7. Meeting minutes placed on website.
8. Monthly newsletter written and distributed to homeowners via email, website with copies placed in the box.
9. Processed homeowners' monthly dues and parking fees.
10. Paid invoices.
11. Contacted OCPW regarding fallen tree by 4296 Dina Court for fence repair caused by Storm
12. Worked with gardeners and handymen regarding issues reported by residents.
13. Processed clubhouse reservations.