

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

Minutes

6:30 P.M.

1. Cabana Pool

- a. The pool has been re-plastered and filled.
- b. Currently undergoing the Startup process- began 6.16.25 will take 2-3 week to be usable.
- c. Repairs to the pool enclosure have been made and will be inspected on the 20th of June
- d. One of the signs needs to be replaced due to being faded
- e. GW would like Paul to repair the deck on the other pool also

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. Attorney has been paid for her communication with the defendant's attorney

3. Roof Replacements or Maintenance- Blaze asks for an Excel spreadsheet from Bill to be updated with recent roof repairs, Bill's sheet is from when Barbara was manager Delano is next to be replaced.

4. Foreclosure Update

a. Zentgraf - 4161 ELIZABETH Court

- i. Requesting a postponement of Lien sale see attached email request. Board reads email. BB moves to approve the stay, BD seconded, approved by Board.
- ii. The homeowner is selling property.

5. Blaze asks about getting new signage for the community, GW is working with Chandler on this. Previous sign company is out of business. Current signs are peeling, BB suggests engraved signs. GW asks about painting, the board says no, to wait. The Board would like to work on replenishing the reserve accounts.

6. Paul suggests railing around the slab in the cabana area, Board agrees for safety reasons. Proceed with an estimate from Paul.

7. Broken umbrella to be replaced for clubhouse pool. Picnic table for cabana pool to be revisited in fall/winter. Electrician has come out regarding pool light for clubhouse pool.

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Homeowners' Meeting

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Minutes

7:30 pm

1. Welcome- called to order at 7:30, five homeowners present
2. Minutes- AK reads last month's minutes, moved by BD, seconded and approved.
3. Treasurer's Report- BB reads the treasurers report with all expenses, assets, income, past due accounts and net receivables. Total assets presented.
Finance report looks good, budget on track to date for five months.
4. Manager's Report- GW presents his report below:
 - a) Worked with homeowners to begin making payments online.
 - b) Worked with Alan Smith Pools to complete Cabana pool resurfacing
 - c) Interfaced with homeowners regarding roof leaks throughout the complex.
 - d) Coordinated with Paul Arenas for repairs
 - e) Coordinated with Paul Arenas for the repair of Cabana pool fencing, deck and pool equipment door.
 - f) Met with electrician to troubleshoot clubhouse pool lighting and replaced GFI.
 - g) Meeting minutes placed on website.
 - h) Monthly newsletter written and distributed to homeowners via email, website with copies placed in the box.
 - i) Processed homeowners' monthly dues and parking fees.
 - j) Paid invoices.
 - k) Worked with roofers on roofs being replaced
 - l) Contacted OCPW regarding fallen tree by 4296 Dina Court for fence repair caused by Storm
 - m) Worked with gardeners and handymen regarding issues reported by residents.

n) Processed clubhouse reservations.

5. Committee Reports

- a. Architectural Report- BB presents three requests including a security door, exterior fence and upstairs windows, all approved by Board. Moved by BD, seconded by AK and approved.
- b. Financial Report- given by BB.

OLD BUSINESS

- 1. Lights- GW reports that pool lights have been repaired by an electrician.
- 2. Accident on corner- court date in October to receive reparations.

NEW BUSINESS

- 1. Homeowners' Concerns- resident reports a coyote in their front yard, another resident states the gardeners are wonderful. Resident would like their bushes to be cut lower to allow resident to see what is in bushes. Resident asks about solar panel installation and is working with the mgr. on this and asks about approval process and timeline. Resident asks about a new front door allowability at 4179 Larwin. BB says a permit must be filled out.
- 2. Adjournment- moved by BB at 8:00, adjourned.

MANAGER'S REPORT

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14. Processed clubhouse reservations.