

Cypress Tanglewood Homeowners' Association  
Executive Meeting  
Tuesday, August 19, 2025

**AGENDA**  
**6:30 P.M.**

1. Cabana Pool
  - a. Railing project has been completed.
  - b. Leftover roof above bathrooms has been removed with roofing replaced where necessary
2. 10051 Delano
  - a. The permit and Green Halo process (city and county) are well underway.
  - b. Checks have been requested by Chandler's Roofing
3. Foreclosure Update
  - a. Zentgraf - 4161 ELIZABETH Court
    - i. CTHOA agreed to postpone the sale for 90 days.
    - ii. Escrow has contacted CTHOA and MMM
4. Fence by 4296 Dina down. Update
  - a. Case Number: OC25-051476
  - b. No work has been done by public works they closed the ticket again.
  - c. Requesting permission to have Paul and his team repair the fence.
5. Accurate Voting
  - a. Scheduled election for September 30<sup>th</sup> 2025.

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**AGENDA**

**7:30 pm**

1. Welcome
2. Minutes
3. Treasurer's Report
4. Manager's Report
5. Committee Reports
  - a. Architectural Report
  - b. Financial Report

**OLD BUSINESS**

1. Screen Door Question- Zepeda
2. Watering Questions for Agapanthus

**NEW BUSINESS**

1. Homeowners' Concerns
2. Adjournment

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**MANAGER'S REPORT**

1. Worked with homeowners to begin making payments online.
2. Coordinated with Paul Arenas for new railing in common area off the Cabana
3. Meeting minutes placed on website.
4. Monthly newsletter written and distributed to homeowners via email, website with copies placed in the box.
5. Processed homeowners' monthly dues and parking fees.
6. Paid invoices.
7. Worked with roofers on roofs being replaced
8. Worked with gardeners and handymen regarding issues reported by residents.
9. Processed clubhouse reservations.