

Cypress Tanglewood Homeowners' Association
Executive Meeting
Tuesday, March 17, 2026

AGENDA

6:30 P.M.

1. CTHOA Roofs 4390 Dina Ct., 4178 Elizabeth, 4250 Larwin Avenue
 - a. Deposits were provided to Chandler
 - b. Chandler began the permitting process currently with HALO

2. 4390 Dina Court- Joe Mendoza & Pamela Mendoza
 - a. Waiting on Bids for pointing and sealing the brickwork on the building.
 - b. We will be contracting Stay Green to re-grade the beds to create better drainage away from the building.
 - c. Re-roof will occur once the permits have been processed
 - d. Will be at the meeting.
 - e. BB motion for HOA to NOT pay for Top notch testing as owners requested, seconded, all in favor.

3. 4361 Larwin Avenue - James Chung
 - a. Waiting on Bids for pointing and sealing the brickwork on the building.
 - b. We will be contracting Stay Green to re-grade the beds to create better drainage away from the building.
 - c. Homeowner is up to date
4. Block wall repair - Ball road
 - a. Met with potential contractor
 - b. Waiting on bid

5. AK moves to change the meeting time to 7 pm, seconded and approved.

Cypress Tanglewood Homeowners' Association

Homeowners' Meeting
Tuesday, March 17, 2026

AGENDA

7:30 pm

1. Welcome- 7:32 – 4 homeowners present
2. Minutes- Secretary Kinsey reads the minutes, YL moves to approve minutes, seconded and approved.
3. Treasurer's Report- BB presents the treasurers report. Expense wise looking good. Income is good, currently in the hole, will even out in 6 months. Net receivables are good. Operating fund, assets, liabilities, receivables all presented.
4. Manager's Report
Worked with homeowners to begin making payments online.
Meeting minutes placed on website.
Monthly newsletters written and distributed to homeowners via email, websites with copies placed in the box.
Processed homeowners' monthly dues and parking fees.
Interacted with homeowners regarding various topics.
Paid invoices.
Interacted with the roofers on roofs being replaced. Roofs are currently in the HALO phase which governs the waste on roofing jobs. This is part of the permitting process with the City of Cypress.
Worked with gardeners and handymen regarding issues reported by residents.
Processed clubhouse reservations.
5. Committee Reports
 - a. Architectural Report- no requests this month.
 - b. Financial Report

OLD BUSINESS

1. 4390 Dina court-
 - a. Water damage reparation request.
2. Update on the metal patio cover, homeowners were contacted, no response. They will be fined, starting this month.

NEW BUSINESS

1. Homeowners' Concerns- homeowner mentions the Santa Ana winds, her fence came down, does the association pay half? Yes. Pool question why it is taped up. The lines have a leak, is being repaired. Homeowner asks the status of the work on 4390 Dina Ct. she states this is an ongoing problem. GW states the steps he has taken, currently waiting on a bid from a contractor. First contractor declined the job.
2. Adjournment- 8:26, moved AK, seconded and adjourned.

Cypress Tanglewood Homeowners' Association
Tuesday, March 17, 2026

MANAGER'S REPORT

1. Worked with homeowners to begin making payments online.
2. Meeting minutes placed on website.

3. Monthly newsletters written and distributed to homeowners via email, websites with copies placed in the box.
4. Processed homeowners' monthly dues and parking fees.
5. Interacted with homeowners regarding various topics.
6. Paid invoices.
7. Interacted with the roofers on roofs being replaced.
8. Worked with gardeners and handymen regarding issues reported by residents.
9. Processed clubhouse reservations.