

Cypress Tanglewood Homeowners' Association
Executive Meeting
Tuesday, October 21st, 2025

Minutes

6:30 P.M.

1. Clubhouse Pool Deck
 - a. Paul to repair and paint deck- GW asks the board to approve repair and painting of deck, BB prefers to be done this year. GW will send quote via email and board will vote.
2. Deposit changes for Clubhouse.
 - a. Review Application with new deposit costs- GW will email the updated form to board members.
3. 10051 Delano building
 - a. Teardown and Roofing started 10/20/25-
4. Foreclosure 4304 Larwin
 - a. Request to record Notice of Default- Gresinger property, lawyer will start foreclosure proceedings, moved by BB, seconded, all in favor.
5. Incumbent Board members re-elected
 - a. Board to decide positions changes if any- no changes in positions. Accurate voting conducted the elections, 57 and 56 votes received. Next year the election will be conducted in house. Accurate voting has sent us a proposal.
6. CTHOA address signs
 - a. Working with Chandler to deliver mockups and cost per unit- address signs estimate will be available soon. Will ask for a solar light to be included for night illumination.
7. Budget must be in to MMM by December 1, 2025

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Homeowners' Meeting
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Minutes

7:30 pm

1. Welcome- called to order at 7:34 – 4 homeowners present
2. Minutes- secretary Kinsey read the minutes, YL motions to approved, seconded and approved.
3. Treasurer's Report – BB presents his report as of 9-30-25, he gives the percentages on the various categories. Total of 238,500 the % is 98.3%. income YTD presented assets and liabilities. Accounts receivable, prepaid, and total receivables presented. Operating account, replacement fund and total assets presented. Budget looks good for next year, is due 12-1-25 to the accountant. Total expenses and income along with net income presented.
4. Manager's Report
Worked with homeowners to begin making payments online.
Engaged painters to paint benches and the steps of the community.
Meeting minutes placed on website.
Monthly newsletters written and distributed to homeowners via email, website with copies placed in the box.
Processed homeowners' monthly dues and parking fees.
Paid invoices.
Interacted with the roofers on roofs being replaced.
Worked with gardeners and handymen regarding issues reported by residents.
Processed clubhouse reservations.
4. Committee Reports
 - a. Architectural Report- none
 - b. Financial Report

OLD BUSINESS

1. Drone Proposal- GW shows the drone proposal for Tanglewood, was a very detailed and well-done proposal. This is still under advisement by the board.
2. CTHOA Signs- GW has asked for an estimate, should be received soon. A mock-up with costs will be forthcoming.
3. Paint Colors for Association- corrected on website for touchups.

NEW BUSINESS

1. Homeowners' Concerns- homeowner asks about front door frame damage to wood, who is responsible. Homeowner is responsible, termite company should be able to take care of this. Homeowner mentions finding roofing nails found in street. Homeowner asks for furniture for the pool. GW will investigate this for next year. Homeowner asks lights across from her house 4362, light was repaired, is out again. Repairman was out on Monday, stated there was trouble in the line. When is next budget meeting? Unsure at this time.
2. Adjournment- move to adjourn at 7:59, seconded and adjourned.

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MANAGER'S REPORT

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5. Processed homeowners' monthly dues and parking fees.
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7. Interacted with the roofers on roofs being replaced.
8. Worked with gardeners and handymen regarding issues reported by residents.
9. Processed clubhouse reservations.