

Cypress Tanglewood Homeowners' Association

Homeowners' Meeting
Tuesday, February 17, 2026

Minutes

7:30 pm

1. Welcome- 7:36 pm
2. Minutes- secretary Kinsey reads the minutes from last month, move to approve, seconded and approved.
3. Treasurer's Report- B. Bowers presents the treasures report with amounts spent in various categories with percentages of the budget spent. operating expenses 54,147.91. income and monthly activity totals presented.
4. Manager's Report- GW presents his 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 including roofs and leakage.
 - Paid invoices.
 - Interacted with the roofers on roofs being replaced, and future roof replacements
 - Worked with gardeners and handymen regarding issues reported by residents.
 - Processed clubhouse reservations.
 - Spoke with City regarding Permits
 - Entered trouble tickets for Path lights
 - Processed clubhouse reservations
5. Committee Reports
 - a. Architectural Report- one screen approved, will be sent to board president
 - b. Financial Report- presented

OLD BUSINESS

1. Roof repairs- currently we are working on 3 contracts with Chandler roofing, 4250 Larwin, 4178 Elizabeth, 4390 Dina Ct.

2. Illegal patio cover and wooden walkway- must submit an application to architectural committee or be torn down
3. Parking in Alleys – report to police with make, model, and license plate

NEW BUSINESS

1. Homeowners' Concerns- Homeowner presents 4390 Dina Ct, began in 2022 with damage to unit that caused over \$8000 in damages, HOA assisted with repairs. 2024 an additional leak, repaired by Paul, had to do repairs. Recent rains caused mold for tenants. Owners are asking the board to assist with bill for proposed remediation of \$5100. Asking the board for what they can assist with. Kathy Zajak came to assist the homeowners. The property is now vacant. Sprinklers near stucco cause problems, homeowners claim. GW will have gardeners look at sprinklers. Homeowner asks about painting updates, 4420 Larwin has peeling paint. B. Davis says meeting will be adjourned to address the above issues
2. Adjournment- 7:59 pm