

Cypress Tanglewood Homeowners' Association
Executive Meeting
Tuesday, January 20, 2026

AGENDA
6:30 P.M.

1. CTHOA Roofs
 - a. Replace all roofs not already replaced- rain in Nov and Dec, Paul applied patching to several units. GW suggests having Chandler do all roofs that have not been done by their company. 3 estimates received by Chandler, we will commit to moving forward on 3 estimates. Estimated cost per roof, \$80,000 x 3 = \$240,000. Also 4250 Larwin, additional roof repair. BB suggests considering hiring an architect to redesign the roofs to remove the mansards. GW to ask Chandler about redesigning roof to eliminate mansards and what the cost would be.
 - b. Goal to have sealed envelopes on all buildings
2. Address Signs
 - a. Estimate for approval- GW states Chandler found someone to do the signs, a sample is forthcoming. Request to caliber for a sample as well. Estimate 30 signs.
3. HOA org donations- BB has been approached by an HOA association to join via donation. They do advocacy for HOA's in Sacramento. He will forward email, will revisit next month.
 - a. To be signed by Barbara and Blaze
4. Foreclosure 4304 Larwin
 - a. Request to record Notice of Default. board agreed to move forward with the foreclosure of 4304 Larwin, Name Griesinger.
5. Parking space re-evaluation- BD asks if two spots could be allocated for space 25 due to oversized trailer. Board agrees to amend the verbiage for oversized vehicles in one space to take up two spaces, and for homeowner to pay for 2 spaces.
 - a. Space 25 & 26 to one space
6. 4361 Larwin water damage, board discussed and will have Paul remove brick and wood siding, apply stucco, also have gardeners redo the drainage of front planter
7. Phone service, will be switching to the cheaper AT&T plan per GW

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Minutes

7:30 pm

1. Welcome- call to order at 7:30 pm, 4 homeowners present
2. Minutes- AK reads minutes from last meeting, moved, seconded and minutes approved.
3. Treasurer's Report- B. Bhence presents the treasurer's report with assets, and reserves presented. Assets and liabilities matched which is a balance.
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.
5. Committee Reports
 - a. Architectural Report- BD had two applications for windows, both in compliance and were approved. One for screen door, approval, one fence, approval recommended. Board recommends all approvals, move to approve, second and approved.
 - b. Financial Report- BB presents budget to date and projected 2026 budget. Last year most projections were good, a few items including water, insurance, and legal fees were higher than expected for 2025. These items have been adjusted for next year's budget.

OLD BUSINESS

1. Clubhouse usage- clubhouse not to be used for paid events, where money is made, a fine of \$300 for money making events, deposit is not \$300 to reserve clubhouse.

2. Charities- an organization in Sacramento asks for donations for representation, board is considering this.
3. Roof Repairs 4250 Larwin- Chandler roofing has been contacted to move forward on this, waiting on contract.

NEW BUSINESS

1. Homeowners' Concerns- homeowner asks how many roofs need to be replaced, answer four. Going forward the roofing company has a 25–30-year guarantee. Homeowner asks about solar and if 50% of homeowners have solar, it will be free. Not sure if this is accurate. Homeowner asks about planters in common area, can she put a box for a hose there, yes, if behind a bush. 4344 has a ramp in the front, is this allowed. This needs to be removed, GW will contact. They also have a patio cover not approved that blew away, GW will contact. Homeowner asks about box for dues is full and someone could have removed checks and a key in box. Parking in alleys is still bad.
2. Adjournment- 8:05 moved and seconded.

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MANAGER'S REPORT

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7. Interacted with the roofers on roofs being replaced.
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9. Processed clubhouse reservations.