

Cypress Tanglewood Homeowners' Association
Executive Meeting
Tuesday, May 19, 2026

Minutes

7:00 P.M.

1. CTHOA Roofs 4390 Dina Ct., 4250 Larwin Avenue
 - a. Roofing Completed- need smoke detectors per city
2. 4361 Larwin Avenue and 4390 Dina Court – Pointing and brick sealing
 - a. Manager to meet with another Contractor Wednesday 5/20
 - b. Mendoza's have been updated.
3. Block wall repair - Ball Road
 - a. Manager to meet with another Contractor Wednesday 5/20
4. Project tracking Spreadsheet
 - a. Draft provided to Blaze
 - b. Alternative option: "Requests" Ticketing system in EASY HOA
5. Glenn indicates he is moving to a home in LB, his son and daughter will reside in his Tanglewood town house
6. Barbara says there are many shingles missing off buildings, and would like Glenn to follow up with how many repairs are needed
7. Barbara asks if it is the homeowner's responsibility to report when a pathway light is out, he says yes, they can report or go online and report it there
8. Barbara asks if the agenda can be sent out sooner than the day before the meeting, GW will try to have it to members by the Friday before
9. If you are running for reelection, please send bio to Glenn for the Board

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Homeowners' Meeting

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Minutes

7:30 pm

1. Welcome-7:32, 8 homeowners present
2. Minutes- Secretary Kinsey reads the minutes- moved by YL, seconded and approved.
3. Treasurer's Report- Bill has no report due to the accountant being on vacation
4. Manager's Report- Glenn presents his report.
5. Committee Reports
 - a. Architectural Report- there were no applications this month
 - b. Financial Report-none

OLD BUSINESS

1. Homeowners' Concerns- homeowner asks about the boards in front of home has dry rot. Paul A has repaired.
2. Homeowner, Zachary, 4305 Larwin, garage door has been damaged, asked for a vendor to replace, unsure of status.
 3. 4390 Dina – roof is complete. Still waiting on brick repair by a contractor.
 4. Glenn reminds homeowners that an election for the board is coming up and he asks for statements for those interested. Vote to be in July hopefully. Three seats open, Barbara, Younger, and Blaze, positions to be determined after election.

NEW BUSINESS

5. Homeowners' Concerns- new owner 4408 Dina Ct. is welcomed, Paul Beckett, he has a roof leak on NW side above stairs. Peggy on Dina Ct. asks about email, who gets it, on

phone, who gets it, Glenn, she has sent 5 messages/emails, she has not received a response. She would like to pay online and has asked for a phone call. She would like the account to be set up for her right away. GW says she will send the link tomorrow. Another online question, why is there a \$2 charge for the easy HOA. GW says those who paid the extra charge will receive a credit in the future. She also asks where she is on the rental list, she signed up 2 years ago, can it be published? BD says it needs to be in the newsletter. She also asks about termites at her unit, the board has damage, Paul A has been asked to repair it. Question about tree trimming 4337 Dina Ct. Brian asks a tree brushing up to his unit. He has not been receiving responses to his calls; voice mailbox is full. No email response either. Homeowner asks what to do when calls and emails are not returned. GW says he will respond. Homeowner asks when the swing area in the park will be repaired, more sand is needed, areas are dirty, need to be power washed. Equipment is fine, and the grounds are dirty. A homeowner asks about the drone that flies around, GW states that we are going to make drones illegal in Tanglewood. We need to amend our CC&R's, and we will assign a fine schedule for infractions. Mendoza, 4390 Dina, states she emailed GW about the status of the bricks and the roof permit. She states the contractor has not signed off on the roof. GW says the city now requires a smoke detector for approval. GW says he called the roofers today for an update.

6. Adjournment- 8:09 pm, moved by AK, seconded and adjourned.

MANAGER'S REPORT

1. Worked with homeowners to begin making payments online.
2. Monthly newsletters written and distributed to homeowners via email, websites with copies placed in the box.

3. Processed homeowners' monthly dues and parking fees.
4. Met with contractors to get bids on current project load.
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.