

Cypress Tanglewood Homeowners' Association  
Executive Meeting  
Tuesday, April 21, 2026

**Minutes**

**7:00 P.M.**

1. CTHOA Roofs 4390 Dina Ct., 4250 Larwin Avenue- there are two roofing jobs currently in progress
  - a. Re-roofing in progress at 4250 Larwin
  - b. 4390 Completed
  
2. Drones in CTHOA: will contact attorney and add to CC&R's
  - a. We need to add to the CC&R that there is to be no Drone flying on CTHOA property
  - b. Establish fine schedule for those that break the rule.
  - c. Have it amended to the CC&R
  - d. Violations will be \$100, 200, 300 for 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> offense
  - e. Will be included in the next newsletter and state effective immediately
  - f. YL moves to approve adding drone to CC&R's all in favor
  
3. Insurance for 26-27 years.
  - a. Review the insurance proposal from **Prendiville**.
  - b. Sign
  - c. Moved, seconded and approved by all to accept insurance proposal
  
4. 4361 Larwin Avenue and 4390 Dina Court – Pointing and brick sealing
  - 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. Contractor not willing to accept this job
  
5. Block wall repair - Ball Road
  - a. Met with 2<sup>nd</sup> contractor
  - b. Waiting for a bid
  - c. Contractor not willing to accept this job
  - d. Suggestion ask other Tanglewoods for licensed contractors they use
  
6. Blaze asks for a project management report to be added to the next Exec agenda for board members to see the status of all current and pending projects

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Tuesday, April 21, 2026

## Minutes

**7:30 pm**

1. Welcome- 7:39 – 8 homeowners present
2. Minutes- secretary Kinsey read the minutes, YL moves to approve, seconded and approved by all.
3. Treasurer's Report- B Bowers presents his report. Income is consistent at 100% of budget. Expenses were 8% above normal, income was reduced slightly. Accts receivable presented as well as pre-paid accounts, total receivables presented. Operating fund, reserve fund, total assets \$1,9409,85.46.
4. Manager's Report
  - a. Worked with homeowners to begin making payments online.
  - b. Meeting minutes placed on website.
  - c. Monthly newsletters written and distributed to homeowners via email, websites with copies placed in the box.
  - d. Processed homeowners' monthly dues and parking fees.
  - e. Met with contractors in order to get bids on current project load.
  - f. Interacted with homeowners regarding various topics.
  - g. Paid invoices.
  - h. Interacted with the roofers on roofs being replaced.
  - i. Worked with gardeners and handymen regarding issues reported by residents.
  - j. Processed clubhouse reservations.
5. Committee Reports

- a. Architectural Report- applications included new fence, approved. Vote on approval, moved by AK, seconded, and approved by all.
- b. Financial Report

### **OLD BUSINESS**

1. Pool Closed with tape:
  - a. Pool lines had a leak, but they have been repaired, repair complete.
2. 4390 Dina leak problem – roof was pulled off and re-roofed- roof is complete.
3. Fence replacement – question HOA pays half of the cost for the HOA facing portion of the fence.

### **NEW BUSINESS**

1. Homeowners' Concerns- homeowner asks about the boards in front of home is termite ruined. Paul A will repair boards and fence, 4175 Larwin. Homeowner, Zachary, 4305 Larwin, garage door has been damaged, asked for a vendor to replace, BB will provide a number to the homeowner. Mendoza states they have resealed the inside of their unit, they are concerned about the resealing of their wall, so no further leaks occur. Bricks will be repointed and sealed, will this be permitted by the city, answer, yes permits will be pulled for this job.
2. Adjournment- move to adjourn YL, seconded 8:02 pm

## **MANAGER'S REPORT**

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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. Met with contractors in order to get bids on current project load.
6. Interacted with homeowners regarding various topics.
7. Paid invoices.
8. Interacted with the roofers on roofs being replaced.
9. Worked with gardeners and handymen regarding issues reported by residents.
10. Processed clubhouse reservations.