

Cypress Tanglewood Homeowners' Association
Executive Meeting
Tuesday, September 16, 2025

AGENDA
6:30 P.M.

1. Cabana Pool Bathrooms
 - a. A new Hot water Heater the showers are cold water only currently.
 - b. Board agrees to install a tankless water heater, to be installed by Paul Arenas.

2. Clubhouse wading pool light needs to be repaired.
 - a. From the Junction box to the little pool does not seem to be connected to the light.
 - b. Board approves an electrician to repair

3. 10051 Delano
 - a. The permit and Green Halo process (city and county) are well underway.
 - b. Checks have been requested by Chandler's Roofing
 - c. Still waiting for permits

4. Foreclosure Update- it has been approx. 60 days to date, at next meeting we will decide on foreclosure, sold on September 8th, awaiting payment of arrears
 - a. Zentgraf - 4161 ELIZABETH Court
 - i. CTHOA agreed to postpone the sale for 90 days.
 - ii. Escrow has contacted CTHOA and MMM

5. Fence by 4296 Dina Court down. Update
 - a. Paul begins repairing the fence this week.

6. Accurate Voting
 - a. Scheduled election for September 30th, 2025- 7:30 pm

7. Budget meeting initial meeting September 30th at 6:30 pm, board members will attend

8. BB asks GW about signage, will look for a new vendor, will request samples and prices

9. BD asks if pool gates have been adjusted, GW says yes, new umbrellas will be purchased for next year

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Tuesday, September 16, 2025

Minutes

7:30 pm

1. Welcome- called to order at 7:30 pm, 7 homeowners present
2. Minutes- Secretary Kinsey reads the minutes, YL motions, seconded and approved.
3. Treasurer's Report- BB presents the treasurers report. Reported income, expenses, presented the expense totals in categories. Percentages were presented on the various categories. Two areas being watched, the water and the insurance, both are over budget to date. Operating fund, and reserve totals presented for assets. Accounts receivable percentages are at expected levels. September 30th at 6:30 pm is the yearly budget meeting and all are welcome.
4. Manager's Report- GW presents his report of monthly activity.
Worked with homeowners to begin making payments online.
Coordinated with Paul Arenas for fence repair behind 4296 Dina court.
Meeting minutes placed on website.
Monthly newsletter written and distributed to homeowners via email, website with copies placed in the box.
Processed homeowners' monthly dues and parking fees.
Paid invoices.
Contacted the roofers on roofs being replaced.
Worked with gardeners and handymen regarding issues reported by residents.
Processed clubhouse reservations.
5. Committee Reports
 - a. Architectural Report- no requests currently

b. Financial Report

OLD BUSINESS

1. Pool gates adjusted by Paul Arenas, seem to be in working order.
2. Benches need painting, will be painted soon.
3. Umbrellas- the board has decided to purchase new umbrellas for next summer

NEW BUSINESS

1. Homeowners' Concerns- homeowner asks about address signs are in disrepair, GW is tasked with replacing these signs. P. DiGiacomo presents a proposal to prohibit drone flights within Cypress Tanglewood. Homeowner asks about a new door and windows. He has turned in his application. The Board will discuss via email. Homeowner asks about the garage in her unit which was not replaced 4158 Larwin, she asks when this roof will be replaced. Electrical panel question asked by homeowner. Tanglewood West needs to replace their panels, currently, our association does not need to replace our panels. Homeowner states Glenn helped him with paint colors. They are currently listed online. Sherwin Williams has the clubhouse address to find the colors.
2. Adjournment- move to adjourn by AK at 7:56 pm

MANAGER'S REPORT

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11. Paid invoices.
12. Contacted the roofers on roofs being replaced.
13. Worked with gardeners and handymen regarding issues reported by residents.
14. Processed clubhouse reservations.