

Meeting Minutes February 12th, 2024

On Monday February 12th, 2024 @ 4:30pm the board had a meeting at Hy-Vee Marketplace to discuss Lighting, Snow removal and Lawn Care and the opening of a CD account.

Board members in attendance were Megan Brant, Bailey Johannas, Jeff Hicks and Jim Chedester. Also in attendance 1 owner Don Deppe.

Megan opened the meeting discussion by having Jeff Hicks (Treasurer) confirm the information regarding the CD with FNNB. Jeff confirmed that he would be opening the CD this week. Megan will be going to the bank this week to open the account and sign papers. Jeff confirmed the account would gain a 5% interest rate over 12-month period. \$50,000 will be put into this account to grow.

Next on the agenda was the lighting that has yet to be repaired from the Hail Damage in May 2023. It was also discussed that a decision to Remove, Replace or repair the existing lighting needed to be addressed as well. It was agreed that the Board will be sending out a vote for lighting to all members in the coming week to move forward with deciding on how to proceed. It was also agreed that the 2 damaged globes be replaced in the meantime. Jim Chedester said he would order the globes and the Board will find someone to install them.

Last on the agenda was the discussion regarding our Snow and Lawn contractor Randy Ray. Bailey voiced concerns surrounding events that took place in the month of January during the winter storm. She advised the board that Randy is no longer allowed on her property. Bailey noted that in January a car was damaged as well as her garage door. Randy has taken accountability for hitting the car and will be covering the damage on his commercial liability insurance. He will not cover the garage door as he is 100% certain that he did not hit it and cause said damage on her garage. Since he is not covering damage that he says he did not do Bailey expressed to the board that the HOA should be responsible for her door since the board hired him for his services. Jeff Hicks advised that a garage door expert come out and look at the damage. Bailey said she will be getting estimates for her door. It was expressed by other members of the board that garage doors are not covered by the Tanglewood homeowners' association, as stated in the covenants, and are the responsibility of the homeowner.

Bailey expressed that Tanglewood needs a new snow removal and lawn care company. Other members are open to the idea of other prospects as long as it fits into Tanglewood's budget. Jeff Hicks advised that the current budget for Snow Removal and Lawn care is about \$1000 per month. Megan noted that Randy Ray has been taking care of Tanglewood for many years with minimal rate increases. Members who were interested in exploring new providers were encouraged to get new bids. Bailey brought a bid to the meeting for Mike Bird snow removal \$950 per snow clean-up for all areas. During big storms in-between clean ups would be charged at an additional rate of \$295.

It was determined that Randy Ray will remain our service provider in the meantime until this is all sorted.

Also discussed was the possibility that increased snow removal prices would cause Tanglewood to scale back the number of areas that receive snow removal. Consisting of Roadways and driveways

only. It was also noted that an increase in snow removal and lawn care fees could result in a increase to HOA dues. The general census of the attendees was that no one wanted to increase HOA dues.

Jim Chedester brought up 1 of his unit's damage from a roof leak that happened during the derecho. He was asked to gather estimates to bring to the board so the board can get this resolved for him quickly.

Jeff and Megan also advised that all members should be getting a financial statement for the HOA each month. Megan will forward that out this week to make sure everyone receives a copy.

Before the close of the meeting all members were asked if there were any other topics that needed to be discussed. No one brought any new topics, so the meeting was closed.

Meeting ended at 6:00 pm

Meeting Minutes submitted by Erin Keener