

**Tanglewood Oaks Owners Association**  
**Board/Owners Meeting Minutes**  
**January 22, 2009**

Meeting called to order 6:30pm.

**Roll call:** Present- Mary Wilday, Karen Wood, Reginald Voglezon, Rebecca McFarland

Paul Meisler, Kimball Dempsey and Judy Phelps, representing Pioneer Real Estate Services, were present.

Minutes from prior meeting were reviewed and approved as submitted

The Architectural Control Committee – no plans to review

**Property Management Report:**

- Mr. Meisler presents the financials and discussed the fence costs and the proposed dues increase
- It is agreed that Judy will create a bullet point list of common deed restrictions violations to be provided to property owners and placed on the website.
- Security patrol schedule for 2009 is under review.

**Proposed Fence:** Fencecrete representative, Matt, presented details, brochures and samples of proposed fence. Fence installation will take about 3-4 months. They will work with each property owner as their portion of the old fence comes down. Basically, the only maintenance needed is power washing. There is discussion of graffiti proofing the fence. The cost is steep to paint with graffiti proof paint. If graffiti becomes an issue, the community may want to consider this later.

**Homeowners Forum:**

General overview of property owners input was: supports fence, supports more down payment and less financing, thinks owners who are getting the fence on their property line should pay more, complaint about the original vote, wants agenda posted, want better communication, against the fence, wants security, prefers a special assessment over a dues increase for the proposed fencing.

After much discussion and debate, it is agreed and supported by the owners in attendance that Tanglewood Oaks would hold a special meeting and vote on a special assessment, not to exceed \$56.00, which would stay in place for up to six years to pay for the fence loan. An additional \$25,000 from the Association funds will be applied to the down payment on the fence.

Meeting is adjourned at 8:50pm.