

TANGLEWOOD PARK HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 24, 2025

The following meeting minutes reflect the action of the Board of Directors of Tanglewood Park Homes Association at the regular meeting of its directors conducted July 24, 2025.

Location: Home of Mary Mac and John Elliott, 3000 Overton Park West, Fort Worth, TX 76109

1. Meeting called to order by President John Elliott at 6:31 PM

Certifying a Quorum by the presence of 6 of 7 Board members:

- a. Members in attendance: John Elliott
Debbie Norris
Betsy Price
Joan Rogers
Jody Kneer Smith
Stan Williams
- Member absent: Aven Rountree
- b. Guests in attendance: M. Brent Boydston Tina Lynch
Haley Connor Judy Hobart
Donna Dockstader Carroll Merlick
Mary Mac Elliott Emily Rubin
Karen Schoenbucker

2. Approve the minutes of May 29, 2025 regular meeting of the Board, minutes of May 29, 2015 special meeting to elect the Board members for one year, and special meeting to elect the officers.

A motion to approve the minutes of May 29, 2025 regular and special meetings was made by Price, seconded and approved unanimously by voice vote.

3. Approve of Agenda for this meeting - A motion to approve the agenda was made by Norris, seconded and approved unanimously by voice vote.

4. Homeowner requests – A gate landscaper left open was addressed. Someone asked how many rentals we currently have, but that number wasn't available.

5. Financial reports presented – Elliott reported income of -\$12K due to repairs and maintenance, with \$86K cash in the bank , and that all dues are up to date.

6. Reports of Officers and Standing Committees

- a. Landscape standing committee – no report
- b. Pool standing committee – Sunny pool light was repaired. Comments were made about the excellent condition of the pools.
- c. Architecture standing committee – no report
- d. Finance standing committee – Elliott reported the finance committee of Tom Price, Steve Norris and Karen Schoenbucher continue to review all expenses and payments.
- e. Communications and Records standing committee – an updated roster is being prepared.
- f. Hospitality standing committee – no report

7. Block Captain Report - No report

8. Old Business – none

9. New Business – Aven Rountree’s health forced her to resign from the board. Tina Lynch was presented for consideration as a replacement. Norris made a motion to elect Lynch to the Board, it was seconded and Lynch was elected by unanimous voice vote to serve a one-year term. Elliott reminded members of the October 6th Annual Meeting and that because of increases in insurance and other expenses, a dues increase of about 10% will be presented for approval at that meeting.

10. Adjournment of Open Board Meeting and Reconvene in Executive Session to Discuss Items Permitted to be Discussed in Executive Session by Texas Law – The regular board meeting was adjourned at 7:15 PM.

11. Adjournment of Board Meeting -

A motion to adjourn Executive Session at 7:38 was made by Smith, seconded and passed unanimously by voice vote. The next meeting will be August 28, 2025, at a location to be determined.

Jody Kneer Smith

Jody Kneer Smith, Secretary

Tanglewood Park Homes Association