

**TANGLEWOOD PARK HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
January 22, 2026**

The following meeting minutes reflect the actions of the Board of Directors of Tanglewood Park Homes Association at the regular meeting of its directors conducted on January 22, 2026.

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

**1. Meeting called to order by President John Elliott at 6:30 PM.**

**Certifying a Quorum by the presence of 5 of 7 Board members:**

a. Members in attendance:        John Elliott  
   Tina Boydston  
   Joan Rogers  
   Jody Kneer Smith  
   Stan Williams

Member absent:                     Debbie Norris  
   Betsy Price

Guests In Attendance:             Haley Connor  
   Mary-Mac Elliott  
   Karen Schoenbucher  
   Charles Williams  
   Jeff Herbst

**2. Motion and approval of December 18, 2025, Minutes:**

A motion to approve minutes of December 18, 2025, was made by Rogers, seconded and approved by a unanimous voice vote.

**3. Approval of Agenda for this meeting:**

A motion to approve the agenda was made by Boydston, seconded and approved by a unanimous voice vote.

**4. Homeowner Requests/Forum: none**

5. **Financial Reports Presented** – Elliott reported a net income of \$5,206.02 for December 2025, a loss for 2025 totaling \$11,102.77, and \$83,708.91 cash in the bank at the end of 2025. He reported the dues increase in December helped to reduce our losses for 2025 and will help us moving forward.

6. **Reports of Officers and Standing Committees:**

- a. Landscape Standing Committee – No report.
- b. Pool Standing Committee – No report.
- c. Architecture Standing Committee – No report.
- d. Finance Standing Committee – Elliott reported net income of \$5,206.02 and \$83,708.91 cash in the bank.
- e. Communications and Records Standing Committee – No report.
- f. Hospitality Standing Committee – No Report

7. **Block Captain Report** – Smith reported a homeowner asked for clarification that the lollypop light posts were being refurbished and not replaced. Elliott plans to schedule replacing all the bulbs every November, and the green light fixtures on the ground will be repaired next year. A loose letter on one of the perimeter signs has been reattached.

8. **Old Business** – No report.

9. **New Business** – Elliott proposed we consider discussing powder coating the 25 year-old pool furniture at the February 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.**

**Adjournment of Board Meeting**

A motion to adjourn at 7:26 PM was made by Smith, seconded, and passed unanimously by voice vote. Next month's meeting will be Thursday, February 26, 2026, at a location to be determined.

Jody Kneer Smith

Jody Kneer Smith, Secretary

Tanglewood Park Homes Association