

**TANGLEWOOD PARK HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING Minutes  
January 23, 2025**

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 23, 2025.

Location: Home of Jody and Don Smith, 3008 Tanglewood Park East, Fort Worth, Texas 76109.

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

**Certifying a Quorum by the presence of 4 of 7 Board members:**

a. Members in attendance:       John Elliott  
  Joan Rogers  
  Jody Kneer Smith  
  Debbie Norris

Members absent:                 Betsy Price  
  Aven Rountree  
  Stan Williams

Guest In Attendance:         Donna Dockstader

**2. Motion and approval of Minutes from December 19, 2024, meeting:**

A motion to approve the minutes 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 Smith, seconded and approved by a unanimous voice vote.

**4. Homeowner Requests/Forum:**

Homeowner at 3035 TPE requested help with her post light. Elliott will follow up to be sure it is working properly.

**5. Financial Reports Presented – Elliott reported a \$20,000 loss for the year due in part for work on the Shady Pool, tree trimming off roofs, purchase of required fire extinguishers, increased water cost of \$5K, dues checks that were returned in error**

by the post office, and legal fees related to the requirement that all Texas HOA's have a policy for fining. Elliott reported a cash balance as of December of \$94,800.

6. **Reports of Officers and Standing Committees:**
- a. Landscape Standing Committee – no report.
  - b. Pool Standing Committee – Breaker box at Sunny Pool had sensors for years, and it now has a switch only.
  - c. Architecture Standing Committee - No report
  - d. Finance Standing Committee – Elliott reported no questions from the finance committee.
  - e. Communications and Records Standing Committee – chairman is absent.
  - f. Hospitality Standing Committee – No Report

9. **Block Captain Report** – No report.

10. **Old Business** – Elliott furnished the 9-page document "Covenant Enforcement, Fining and Hearing Policy" which all homeowner associations are required to adopt. Smith moved to approve the covenant enforcement policy, Norris seconded the motion, and it was approved by a unanimous vote.

11. **New Business** – Elliott has worked with CPA George Lewis, and the Finance Committee (Steve Norris, Tom Price, and Karen Schoenbucher) to prepare the 2025 Budget. Elliott received a \$6,037.60 quote from Bob Davis Fences to remove 8 existing walk gates and build and install 8 approximately 4' x 42" walk gates at different locations around the property each with self-closing and child-safety automatic latch.

**Adjournment of Open Board Meeting and Reconvene in Executive Session to Discuss Items Permitted to be Discussed in Executive Session by Texas Law.**

There was no business to discuss, and the adjournment was not needed.

**Adjournment of Board Meeting**

A motion to adjourn at 7:22 was made by Smith, seconded, and passed unanimously by voice vote.

Next month's meeting will be February 27, 2025, at a location to be determined.

*Jody Kneer Smith*

Jody Kneer Smith, Secretary  
Tanglewood Park Homes Association