

TANGLEWOOD PARK HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 28, 2025

The following meeting minutes reflect the action from the Board of Directors of Tanglewood Park Homes Association at the regular meeting of its directors conducted on August 28, 2025.

Location: Home of Betsy and Tom Price, 3008 Overton Park West, Fort Worth, TX 76109

1. Meeting called to order by President John Elliott at 6:32 PM

Certifying the Quorum by the presence of 5 of 7 Board Members.

a. Members in attendance: John Elliott
 Betsy Price
 Jody Kneer Smith
 Stan Williams
 Tina Boydston

Members absent: Debbie Norris
 Joan Rogers

b. Guests in attendance: M. Brent Boydston
 Donna Dockstader
 Mary-Mac Elliott
 Emily Rubin
 Karen Schoenbacher

2. **Approval of the minutes of July 24, 2025** - Motion to approve the minutes of July 24, 2025, was made by Price, seconded and approved unanimously by voice vote.
3. **Approval of the agenda for this meeting** – Motion to approve the agenda was made by Smith, seconded and approved unanimously by voice vote.
4. **Homeowner Requests**- A homeowner reported a tree was down in the secret garden.
5. **Financial reports presented** – Elliott reviewed expenses.

6. Reports of officers and standing committees

- a. Landscape standing committee – No report
- b. Pool standing committee – Water pipe break at Sunny Pool, repairs bid at \$4,000.
- c. Architecture standing committee – guidelines are posted on the website.
- d. Finance standing committee – Finance committee continues to review all expenses and payments. Elliott reported we had a \$10k loss in July, cash in bank \$76k, and one outstanding dues of \$810.
- e. Communications and records standing committee – The board agreed to put Committee Duties Resolutions on our website under the “Pages” section of the Home page, and to create a category called “Committee Duties” on the site and place the 6 documents under that section.
- f. Hospitality standing committee – No report

7. Block Captain Reports - None

8. Old Business – Elliott has been dealing the water department charges, the sprinkler system issues and the pools.

9. New Business – The Board decided to propose dues increases at the October 6, 2025, Annual Meeting as follows: 54 residences dues increase from \$270/month to \$310/month; and the 3 homes dues increase from \$325/month to \$370/month beginning in December, which would amount to \$27k/year flow increase.

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 open board meeting was adjourned at 7:21PM to go into Executive Session.

11. Adjournment of Executive Session and Reconvene Open Meeting for Voting on items Discussed in Executive Session – A motion to adjourn Executive Session at 7:51 PM was made by Smith, seconded and approved unanimously by voice vote.

12. Adjournment of Board Meeting – A motion to adjourn board meeting at 7:55 PM was made by Price, seconded and approved unanimously by voice vote

Jody Kneer Smith

Jody Kneer Smith, Secretary

Tanglewood Park Homes Association