

**TANTLEWOOD PARK HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
March 27, 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 March 27, 2025.

Location: Home of Tom and Betsy Price, 3008 Overton Park Dr. 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  
  Debby Norris  
  Betsy Price  
  Joan Rogers  
  Jody Kneer Smith

**Members absent:**                   Aven Rountree  
  Stan Williams

**Guests In Attendance:**           Rudy and Anne-Marie Brun  
  Haley Connor  
  Karen Schoenbucher  
  Karol Del Real  
  Donna Dockstader  
  Charles Williams and Jeffrey Herbst

2. **Motion and approval of Minutes from February 27, 2025, meeting:**  
A motion to approve the minutes was made by Price, seconded and approved by a unanimous voice vote.
3. **Approval of Agenda for this meeting:**  
A motion to approve the agenda was made by Price, seconded and approved by a unanimous voice vote.
4. **Homeowner Requests/Forum: Homeowner on TPW complained that a Sunny Pool area light shines onto her home at night. Elliott will see that it is adjusted.**

5. **Financial Reports Presented** – Elliott reported a negative income of (\$6,161) due to a water main break by 4406 Glenwood Ct., repairs were made, and a credit for \$4,000 would be made in March. Cash at the end of February was \$91,348.

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

- a. Landscape Standing Committee – No report
- b. Pool Standing Committee – Elliott reported the Sunny Pool seems to be losing water because he has had to add water every three days. Elliott will arrange an inspection for the Sunny Pool leakage.
- c. Architecture Standing Committee – Elliott noted that several homes in the community are for sale. Resale violations have been noted and furnished to the CPA as addendums to Certificates of Resale.
- d. Finance Standing Committee – Elliott reported no questions from the finance committee.
- e. Communications and Records Standing Committee – No report.
- f. Hospitality Standing Committee – No Report

7. **Block Captain Report** – Garage doors in some units are being left open, and Elliott will reach out to those homeowners to comply with our community's rules.

8. **Old Business** – None.

9. **New Business** – Elliott addressed the Board and guests present stating that his professional style of leadership has been "to fix, not to fight" to promote unity among the community. Under his six years as President, the Board assumed a self-management role, saving the \$900 monthly fee being paid to previous, unsatisfactory property management companies. The monthly self-management savings allowed the HOA to build up cash reserves for various projects or expenses and avoid frequent assessments when major repairs and expenses arise. Some projects for which our growing cash reserves have been used during our self-management are the two pool renovations, tripping hazard repairs, landscape projects, major tree trimming projects, and operations of the pools.

It was brought to the Board's attention that the 1998 By-Laws had not been filed although the Board agreed that it was a valid document. A motion was made by Price, seconded by Norris, and approved unanimously by voice vote that an affidavit be prepared to acknowledge the validity of the Fall 1998 By-Laws and Chester Cox's cover letter, so that these 2 items can be filed of record in Tarrant County. A motion to hold a special meeting in May for the purpose of electing officers was made by Norris, seconded by Price, and passed unanimously by voice vote. A motion to announce an October date for the Annual Meeting to allow time to smooth out the workload for the Board was made by Price, seconded by Rogers and passed unanimously by voice vote.

10. **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 8:10 PM was made by Smith, seconded, and passed unanimously by voice vote. Next month's meeting will be April 24, 2025, at a location to be determined.

Jody Kneer Smith

Jody Kneer Smith, Secretary

Tanglewood Park Homes Association