

## MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

*Date:* January 21, 2010  
*Place:* Parker Senior Center  
*Attendees:* President – Dave McKnab -- Present  
Vice President – Larry Poffenberger – Present  
Treasurer – Jim Whitis – Not Present  
Secretary – Sue Leonard--Present  
Member at Large -- Steve Nelson – Present  
Property Manager – Laura Williams – Present

### Minutes of Town and Country Village Homeowners Association, Inc.

#### 1. Call to Order

Meeting called to order at 7:00 PM.

#### 2. Approval of Minutes

The minutes from the November Board Meeting were approved as presented. Dave stated that the following corrections need to be made to the minutes of September 17, 2009.

#### 6. New Business

4. The Board voted to approve a change in the By-Laws to allow the use of sun shades on patios. “By-Laws” is changed to “Rules and Regulations”.
6. Following a brief discussion of Open House Sign problems, the Board voted to change the rules regarding signs for Open Houses. Open House signs may only be displayed during the hours of the Open House while someone is in the house to show it to visitors. The signs must be taken down each night and when the Open House is over.

The Rules and Regulations currently state:

- A. Signs No advertising or signs of any kind shall be erected, placed, permitted or maintained in the Common Area or on any lot unless approved by the Board of Directors. For Sale, For Rent and Open House signs are only allowed inside windows of residences. [ **Article 6, Section 6.17, page 19** ]

Replaced with the following:

- A. Signs No advertising or signs of any kind shall be erected, placed, permitted or maintained in the Common Area or on any Lot unless approved in advance by the Board of Directors. For Sale, For Rent and Open House signs are only allowed inside the windows of the residences with the following exception: For Open House, signs maybe displayed on the Owner’s Lot and in the Common Area only during the hours of the Open House WHILE A REPRESENTATIVE IS IN THE HOUSE TO GREET VISITORS. ALL Open House signs must be removed daily.

#### 3. Financial

Dave McKnab reported that the current financial reports were available at the front table.

#### 4. Homeowner Communication

1. Micah Saumier requested that the minutes of the HOA Board Meetings be posted on the Kiosks in hopes that more homeowners could be informed of HOA meetings and HOA decisions. Laura stated that the minutes are posted on the website [www.tchoa.net](http://www.tchoa.net). In addition, the minutes could be posted on the Kiosks after they have been approved.
2. Micah asked if the HOA still employs a “walker” to walk the property and report any problems. Laura replied that “yes, we do.”
3. Cheryl Johnson volunteered to help post the minutes on the Kiosks.

#### 5. Old Business

1. Roof/Insurance Status

Ed Dlugokecki, Roof Project Supervisor, announced the project agreement created by the HOA attorney, Myra Lansky has been reviewed and signed by Tennant Roofing and the HOA Board members in mid-December 2009. This marks the beginning of the EXECUTION Phase for the roof project.  
In January:

1. Tennant Roofing is coordinating with the shingle manufacturer to procure the needed shingles by providing color and quantity information for roofs requiring complete replacement. The two colors are Slate and Weathered Wood. Other associated roofing materials are in the process of being procured.
  2. Coordinative efforts are in-progress to obtain Tennant Roofing's insurance documents specifying Town and Country Village HOA as certificate holders.
  3. Coordinative efforts are also in-progress to obtain an example of the Homeowner's Notification being created by Tennant Roofing for presentation to and approval by HOA Board members.
  4. Brian Tennant is scheduled to present a construction time-line/schedule and go over its details January 25, 2010 at 1:00 pm at the HOA office.
2. Joe Sandoval, American Family Insurance agent, encouraged the HOA Board to have the work completed by June 21, 2010, to take full advantage of the insurance funding for the project. Ed Dlugokecki, Roof Project Supervisor, stated that he did not anticipate any problems with completing the project within that time schedule.

**6. New Business**

No new business

**7. Open Forum**

No speakers spoke.

Meeting adjourned at 7:17 PM. The next monthly board meeting will be February 18, 2010 at 7 PM at the Parker Senior Center.