

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: January 20, 2011
Place: Parker Senior Center
Attendees: President – Dave McKnab -- Present
Vice President – Larry Poffenberger – Present
Treasurer – Jim Whitis – Present
Secretary – Sue Leonard-- Present
Member at Large -- Vacant
Property Manager – Laura Williams – Present

Minutes of Town and Country Village Homeowners Association, Inc.

1. Call to Order

Meeting called to order at 7:04 PM by Dave McKnab.

2. Approval of Minutes

The minutes from the November Board Meeting were approved as presented.

3. Financial

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

B. Jim Whitis presented a Report Package which reported that the return on reserve deposits for 01/01/2010- 12/31/2010 was 4.17%.

4. Homeowner Communication

None

5. Old Business

A. Roof/Insurance Status and Pool Resurface Project

Ed Dlugokecki, HOA Agent, submitted reports on the status of the hail damage claims and fire damage restitution.

1. Hail Damage Claim Summaries

a. Creation of insurance claim summary packages and auditing is still in progress to complete the final phase of hail restoration efforts made throughout the Town and Country Village HOA community. These claim summaries are being submitted to Town and Country Village HOA's insurance carrier. Each individual summary packet contains an itemization for materials, labor and audit support documentation for all hail restoration work performed on each individual community structure.

2. BF10818 Fire

a. Currently, criminal proceedings are still underway in Douglas County Court as related to the fire incident at BF10818. Restitution for damages is being sought from the responsible and involved party(s).

6. New Business

A. AW 19746 Radon Mitigation Request

After discussing the request, the Board voted to approve the instillation of a radon mitigation exhaust exit hole in the storage shed exterior wall. A dryer vent cover with a screen must cover the exit hole to prevent rodents from entering the unit through the exhaust hole.

7. Open Forum

None

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