

**MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL**

*Date:* January 19, 2012  
*Place:* Parker Senior Center  
*Attendees:* President – Dave McKnab -- Present  
Vice President – Larry Poffenberger – Present  
Treasurer – Jim Whitis – Present  
Secretary – Sue Leonard—Not Present  
Member at Large – Britain Weise –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 by Dave McKnab.

**2. Approval of Minutes**

The minutes from the November 2011 Board Meetings were approved as presented.

**3. Financial**

Dave reported that the current financial reports were available at the front table. Jim reported the Reserves are at a 4.6% return for the year of 2011 and the budget currently has a \$3400 surplus based on the Profit and Loss vs Budget dated December 31, 2011.

**4. Homeowner Communication**

1. Michael Roberts (RW19XXX)
  - a. Patio is dropping and posts not touching and homeowner feels the patio needs to be repoured.
  - b. Fence-Gates or posts settling and not connecting. Both gates need repair.
2. Gabriella Blanco (AW19XXX)
  - a. Mud on the west side of drive. Can she install sod?
  - b. Suggested the HOA look into alternate methods to our water billing issues.

**5. Old Business**

**Reserve Study Proposal**

The Board is meeting with Steve Bradley on Thursday, January 26, 2012 to ask questions and finalize the Reserve Study.

**6. New Business**

**A. Painting Project**

The Board with the help of Ed are beginning the process to put together the specifications and the contract for the painting project. Once those forms are approved by the Board and the HOA attorney, we will begin to look for vendors to bid our project. Preliminary specs and contract should be ready to present to the Board by the February 2012 meeting.

**B. Landscaping Project**

The Board is still looking into xeriscaping and zeroscaping two test areas to see how well it works and if we feel it is economically feasible to do other areas of our community in the future.

**7. Open Forum**

None

Meeting adjourned at 7: 52 PM. The next Board meeting will be February 16, 2012 at 7 PM at the Parker Senior Center.