

**MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL**

*Date:* February 18, 2010  
*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 -- Steve Nelson – Not 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 January Board Meeting were approved as presented.

**3. Financial**

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

**4. Homeowner Communication**

A. Dave McKnab introduced two members from the Downtown Development Council, Josh Rivero, Chairman and Matt Dearing, Executive Director. Josh Rivero stated that the Council is made up of Downtown Parker merchants. The group wants to encourage business downtown and sponsors events including carriage rides downtown and the Farmers' Market on the 3<sup>rd</sup> weekend of the month which has been moved this year to the eastside of Parker Road. Josh also stated that the Council will advocate for the HOA and our positions with the City of Parker.

B. A homeowner suggested that names of individual homeowners listed in the minutes of this HOA be replaced with "an interested homeowner." The Board agreed to make this change.

**5. Old Business**

**A. Roof/Insurance Status**

Ed Dlugokecki, Roof Project Supervisor, stated:

1. On January 25, 2010, a meeting with Brian Tennant of Tennant Roofing Inc. took place at the HOA office. Topics discussed during this meeting included project start, order-of-work progression, Town of Parker permitting requirements and several other topics as stated in the roof project meeting minutes. Weather permitting the project is scheduled to start Monday, February 22, 2010.
2. After extensive coordination with Tennant Roofing Inc., Homeowner Notifications were approved for distribution and posting to Town and Country Village residents on February 8, 2010. These notifications will be posted timely and incrementally as the project progresses throughout the community.
3. Tennant Roofing has coordinated with their insurance carrier to provide the required insurance documents to T&C Village HOA. The insurance certificates provided to the HOA lists the HOA as certificated holders. Additionally, the provided certificates reflect Tennant Roofing Inc. insurance policies having the required insurance classes and limits as designated in the Roof 2009 Project Agreement. The policies are verified as being current and having expirations extending well beyond anticipated roof project completion.
4. On February 12, 2010, Tennant Roofing posted approved Homeowner Notifications for all units of 4 buildings located on the SE area of the Town and Country Village community. These Homeowner Notifications were distributed in accordance with the roof 2009 project agreement and were observed as being placarded February 16, 2010 by an exterior physical inspection by Ed of these buildings. The order-of-work progression is **(1) 10916 BF, (2) 10902 BF, (3) 10880 BF and (4) 10868 BF**. Barring inclement weather, the project is scheduled to begin Monday, February 22, 2010.

5. On February 16, 2010, Brian Tennant said the roofing permits would be obtained from the Town of Parker Building Department two to three days prior to project start for the 4 buildings mentioned in item 4. Once obtained, these permits are required to be affixed to each building. As the roof project work progresses throughout the community, additional permits would be obtained and affixed to each structure requiring a permit.
6. A follow-up discussion regarding roof vents also took place on February 16, 2010. During this discussion, Brian Tennant reiterated an earlier statement that Tennant Roofing Inc. would install rodent resistant vents.
7. Currently, spreadsheets are being created to monitor all execution phases of this roof project. Items such as dates of both mid-roof and final inspections, notification postings, and materials used and costs provided by insurance data will be listed. These spreadsheets will be used as accountability instruments to aid in cross reference what items were or were not covered by insurance proceeds allocated for the project.

**B. Water Bill Increases**

1. Laura stated that the HOA has received the water cost increases from Parker Water and Sanitation District. There is a 12% rate increase in the water usage, a 12% increase in the water service fee and a 22% increase in the sewer service fee.
2. Dave stated that the Board cannot change the service fees for water and sewer but will attempt to decrease the amount of water used by meeting with Perennial Landscape Company to discuss landscape watering in the HOA. The Board plans to discuss possible xeriscaping and decreased watering.
3. Dave also suggested that the Board contact Merlin Klotz at [www.tapws.com](http://www.tapws.com) about the next PWSD election which will be held in May. In the recent election, the recall failed to pass by **only 7 votes.** The Board wants to stay informed about the candidates running and how the PWSD Board can be changed to represent the interests of the water consumers.

**6. New Business**

**A. Lansky-Weigler Foreclosure recommendations**

Laura asked the Board to vote on 3 properties that our attorneys were seeking guidance regarding how to proceed. The Board voted to have the attorneys proceed on the receivership of the first property and recommended foreclosure proceedings for the 2 other properties.

**B. Vandre Electric Bid**

Laura stated that the light post in the parking lot on the west side of Long's Way between Rosewood Court and Applewood Court had been hit and is beyond repair because the feet on the pole have been broken off. She stated that she had obtained a bid of \$1,798 to replace the light pole. After a brief discussion, the Board voted to have Laura contact the city of Parker to find out if the city had any used light poles they would be willing to sell us. If she cannot buy a used one from the city, the Board approved of having Vandre Electric replace the light pole with a new one.

**7. Open Forum**

Joe Sandoval, American Family Insurance agent, suggested that the homeowners might benefit from having a representative from American Family come to a meeting to discuss what is covered and not covered by the HOA's insurance policy. The Board agreed this would be beneficial. Joe stated he would try to arrange for a representative to come to a Board meeting in April and he would keep us informed.

Meeting adjourned at 7:57 PM. The next monthly board meeting will be March 18, 2010 at 7 PM at the Parker Senior Center.