

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: March 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 7:02 PM by Jim Whitis.

2. Approval of Minutes

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

3. Financial

Jim Whitis reported that the current financial reports were available at the front table.

4. Homeowner Communication

- A. A new homeowner expressed concern her inspector stated that the junipers on the side of her property had grown too big and would cause damage to the siding and foundation on her unit. Several homeowners stated that they had removed junipers from their properties for the same reason. Laura suggested that the homeowner call her to discuss the solutions.
- B. A homeowner reported that he was concerned about the unsightliness of oil spills on driveways in the HOA. He wondered what could be done to correct the situation. After a brief discussion, the Board decided that the ACC would send a letter to the homeowners with oil spills on their driveways informing them that the homeowners had two weeks to clean up the spills. If the spills had not been removed after the warning period, the HOA would assess a fine against the homeowners. Homeowners are encouraged to call Laura Williams for suggestions on oil spill removal.

5. Old Business

A. Roof/Insurance Status

Ed Dlugokecki, Roof Project Supervisor, introduced Brian Tennant, the owner of Tennant Roofing Inc. Ed stated that:

- 1. Roof replacement work is completed on buildings: BF10916, BF10902, BF10868 & VW19918. The Town of Parker Building Department passed both mid-roof and final inspections on these structures. HOA roof supervisor inspections revealed minor detail work that was addressed by Tennant Roofing Inc.
- 2. Currently, work is being performed on VW19900. Tear-off of VW19860 was started today. Special precautions will be used to preserve roof deck integrity as snow is expected on Friday and Saturday March 19th and 20th.
- 3. Resident notifications were posted for all units in buildings: VW19860, VW19901, BF10863 & SW10850. Order-of-Work progression is as listed. BF10880 was taken out of the first round work rotation because the lawn area is too soft to allow construction access without causing major landscape damage. This area is monitored daily.
- 4. Various methods are used to cordon off areas allowing construction access where roof work is being performed. These methods include staking with signs, construction tape and traffic cones. Additionally, as notifications are posted, Jim Strom, Tennant Roofing foreman, verbally informs residents present during the posting process about the roof project and the need for construction access traversing or occupying designated parking slots. For the most part, this method appears to be working although there was an instance where individuals moved the traffic cones and parked in the originally cordoned off areas blocking next day construction access. As work progresses, cordoning movement procedures are used to minimize resident parking access impact.

5. Tennant Roofing workers are observed during all work phases and extensive daily coordination with their foreman is on going. Coordination efforts include resident complaint resolution, incident recording & reporting, order-of-work scheduling, daily clean up operations and reporting work status to property management.
6. Project management documents are created and currently in-use to help with coordination, management and record keeping for this project.

Laura encouraged homeowners to be considerate to the work crews. Parts of parking lots are cordoned off to allow access for the work crews and their equipment to complete the roof projects.

Dave McKnab asked when the roof project would be completed. He said he was concerned that the date be prior to the 1 year anniversary to meet the insurance deadline for completion. Brian Tennant stated that weather permitting; the Roof Project should be completed by May 16th at the latest. This is before the insurance deadline.

B. Water Bill Increases

1. Sue Leonard encouraged the homeowners to read the Letter to the Editor in today's Parker Your Hub Edition. Merlin Klotz explains in the article the history of the Parker Water Board as it relates to the current rate hike problems. The article can be found using this link:

<http://denver.yourhub.com/Parker/Stories/Letter-to-the-Editor/Story~744876.aspx>

2. Laura stated that she is in the process of getting bids on plans to xeriscape several areas in the HOA.

C. Vandre Electric Bid

Laura stated the Vandre Electric had replaced the light post in the parking lot on the west side of Long's Way between Rosewood Court and Applewood Court. The City of Parker did not have a used light post to sell to the HOA.

6. New Business

A. HOA Facebook Account

Laura stated that she had opened a Facebook account for the HOA. She encourages homeowners to check it on our website www.tchoa.net.

B. Needed Shed Repairs

Jim Whitis reported that 16 sheds on the HOA property have been identified as pulling away from the buildings to which they are attached. The sheds need to be pushed back into place before the new roofs are replaced. After a brief discussion, the Board agreed to proceed with the shed repairs using funds from the capital expenditure account of the roof reserves.

C. Proposed Change to Motorcycle Storage Rules and Regulations

Laura stated that there have been problems with motorcycle owners parking in guest parking spots for the winter. Although the owners move them every 2 weeks, there is no parking available for guests. A few owners are considerate enough to park their motorcycles in their personal, assigned parking places in front of their autos. Laura asked Myra Lansky, our attorney, how the Rules and Regulations could be changed to address this problem. Myra suggested the following:

1. **Motorcycle Storage:** Motorcycle storage or parking is **never** allowed on **the front porches/patios** of any residence, **on sidewalks, or in guest parking overnight**. When parked on asphalt, **kickstands must be placed on material that prevents them from sinking into the asphalt**.

After a brief discussion the Board adopted this change to the Rules and Regulations. Motorcycle owners will be notified quickly of the change. An ACC letter will be sent to any violators and fines will be assessed as needed.

D. Articles for the Newsletter

Dave encouraged homeowners to write articles for the Newsletter.

7. Open Forum

No discussion

Meeting adjourned at 7: 54 PM. The next monthly board meeting will be April 15, 2010 at 7 PM at the Parker Senior Center.