

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: March 17, 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 7:02 PM by Dave McKnab.

2. Approval of Minutes

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

3. Financial

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

4. Homeowner Communication

None

5. Old Business

A. Roof/Insurance Status and Pending Asphalt Repairs

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

1. Hail Damage Claim Summaries

Auditing of hail damage repairs/restoration is nearing completion. Claim summary packages created are submitted to the HOA's insurance carrier for final settlement. 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

Currently, criminal proceedings are still on going in Douglas County Court as related to the fire incident at BF10818. Douglas County court has granted partial restitution for damages from one of the responsible and involved party(s).

3. Pending Asphalt Repairs

Recognizing the need for asphalt repairs within the community a preliminary vetting process is being developed for Town and Country Village HOA to select an asphalt repair contractor. Depending on the scope of repairs needed, it is possible the overall repair project may be executed in phases or be sub-divided into smaller projects.

B. Preliminary Audit Report

The Board discussed the preliminary audit report prepared by Brashier & Foss, CPA, PC and voted to accept the report.

C. Reserve Study Proposal

The Board discussed the Reserve Study Proposal prepared by Steve Bradley. The Board voted to retain Steve Bradley for this year's reserve study report.

D. Parker Water Rate Increases

The Board discussed the fact that the HOA water bills will increase even if we don't use a drop of water because Parker Water and Sanitation Department has raised its fees for water

service 12% and sewer service 22%. Therefore, the Board recommends that we work with Perennial Landscape Company to reduce our costs as much as possible.

6. New Business

A. Laura's absence

Laura will be absent Monday, March 21, 2011 and Tuesday, March 22, 2011. Ed will carry the pager for emergencies during her absence.

B. Joe Sandoval, American Family Insurance, HOA Insurance Agent, reports:

1. All claims are being re-audited. Some are opened and paid totally and others receive some payments.
2. Joe also stated that all contractors and sub-contractors working on the project need to have certificates for workman's compensation. Ed assured him that each contractor is complying with that regulation.
3. Joe also stated each building in the HOA property has a separate policy claim number.

7. Open Forum

A person attending this HOA meeting reported that he has received complaints that an automotive repair business is operating in a garage within the HOA property. Laura stated that home based businesses may operate within the HOA as long as the business is contained inside a property and does not interfere with the community.

Meeting adjourned at 7:32 PM. The next Board meeting will be April 21, 2010 at 7 PM at the Parker Senior Center