

**MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL**

*Date:* March 20, 2014  
*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 – 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 February 2014 Board Meetings were approved as presented.

**3. Financial**

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

**4. Homeowner Communication**

None

**5. Old Business**

**A. Paint 2012 Project**

1. Town & Country Village HOA consists of 83 residential and 7 non-residential structures. As of February 20, 2014 all Town & Country Village HOA structures requiring carpentry & painting were completed. Residents having concerns regarding the paint project are asked to contact Ed Dlugokecki, HOA Agent & Projects Supervisor, as minor touchup paint warranty work may be required.

**B. Roof 2012 Project**

1. Roofing operations were recently completed. Delays attributable to weather, rooftop conditions and logistic holds have caused a total loss of 98 roof project workdays. Although the actual roof work is completed, related roof project documentation is in the process of being reviewed and finalized.
2. As mentioned during entire project performance, Town & Country Village HOA board members, Laura Williams - HOA Property Manager, Ed Dlugokecki – HOA Agent & Projects Supervisor and all contractors realize the temporary inconveniences these projects may have caused and extend their thanks to all homeowners and residents for their cooperation, help and understanding. These necessary actions have improved our community appearance and enhanced our property values.

**C. Concrete Work**

1. The HOA is cognizant of concrete damage associated with the roofing project performance during rooftop loading operations. Weather and logistics are causing concrete repairs to be on hold temporarily. Both Town & Country Village HOA and the concrete contractor extend gratitude to affected homeowners for their understanding, as repairs will be performed as soon as possible.

**D. Fence Work**

1. Complete until Spring

**E. Landscaping Project -- ON HOLD**

**F. Entry Signage – ON HOLD**

**6. New Business**

**A. Manager's Contract**

After a brief discussion of the manager's contract presented by Dave McKnab, the Board voted to accept the contract as written. Then each Board member signed the contract.

**B. Pool Camera/DVR Replacement Proposal**

Laura Williams described the problems that the HOA has been having with the security system at the pool. She stated that the DVR is not functioning and that 2 more cameras are needed to provide proper security at the pool. The Board reviewed a proposal from the HOA's current pool security provider. After a brief discussion, the Board decided that the Board would:

1. like to look into cameras with better resolution
2. like to look at other options
3. like to get another bid for the project

Laura stated she could do that and bring it to next month's meeting so the Board can decide which they prefer.

**7. Open Forum** None

Meeting adjourned at 7:23 PM. The next Board meeting will be on April 17, 2014 at 7 PM at the Parker Senior Center.