

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: April 16, 2009
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 – Present
Property Manager – Laura Williams – Present

Minutes

1. Call to Order

Meeting called to order at 7:02 PM

2. Approval of Minutes

Dave McKnab called for a motion to approve the minutes from the March Board Meeting as presented.

- **Micah Saumier** requested a clarification of the approved motion “that the hose spigots (the silcocks) on the front of the HOA buildings are the responsibility of the owner of that unit, not the responsibility of the HOA.” Dave explained that this is to protect the HOA from the negligence of the owner of that unit. However, if damage of the front silcocks is caused by a contractor hired by the HOA will be covered by the HOA.
- Micah also suggested that burning bush be used instead of yucca. Burning bush is on the list of acceptable plants which can be found on the HOA’s website: www.tchoa.net.
- **Helga Couch** has volunteered to water any new plants planted on the retaining wall.

3. Property Manager Update

Laura reported:

- The contract for Phase IV of the fence contract has been signed and work should begin May 1st.
- Opening the Pool Party is scheduled for May 23, 2009.

4. Homeowner Communication

- **Caryl Lee Roberts** submitted a list of vehicles to be tagged for towing. She noted that the list is much shorter. Laura pointed out that some vehicles with out-of-state license plates may belong to students. Dave thanked Caryl Lee for the list.
- Caryl Lee stated she was concerned about delinquent homeowner dues. She submitted an “Example of a procedure for water turnoff for delinquent HOA dues. Dave said that the procedure was expensive but the idea would need further discussion by the Board.

5. Financial

- Jim Whitis stated that he, Laura and Shawn Snow from Perennial Landscape met with Craig Miller from Parker Water and Sanitation District on Wednesday. Craig said that irrigation in Douglas County will be a thing of the past in 10 years because the underground aquifer will be empty. The new sensors for the irrigation heads will be installed by 2012. The HOA is looking into Xeriscape.
- Micah asked if the balance of the snow removal funds (\$22,050.72 at the end of March) could be used to replace plants in the front of his building? Laura stated that the funds have been used in the past to repair concrete and asphalt projects. Micah states he will work with Laura.
- Caryl Lee has concerns about asphalt cracks. **Sharon D’Angelo** has concerns about her concrete pad dropping.

6. Old Business—No Old Business

7. New Business

- Micah stated he was surprised to learn that Laura does not have office hours on Friday. Dave stated that it was a Board decision to have Laura work 4 ten hour days a week. The change was made about 6 month’s ago and has not been a problem until Caryl Lee came to the office last Friday and the whole building was closed for Good Friday. Dave said she could be reached in case of an emergency by calling the pager phone number which is available when calling the HOA number 303-805-2926.

- Caryl Lee said she was concerned about no Friday office hours for the summer and how much Laura watches the pool during the summer. Laura stated she can watch the pool from her home and she also answers emails on Fridays.
- Micah stated he was concerned that the change in office hours was not communicated to homeowners. He was also concerned that the HOA might be paying for Laura's family's insurance. Dave stated that the HOA was only paying 70% of Laura's insurance but not her family's insurance.
- **Steve Nelson** stated that Manager's salary and her contract were decided by the HOA Board. It is no one else's business!

Meeting adjourned at 8:08 PM. The next monthly board meeting will be May 21, 2009 at 7 PM at the Parker Senior Center.