

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: April 15, 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 Dave McKnab

2. Approval of Minutes

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

3. Financial

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

4. Homeowner Communication

- A. A homeowner asked about recommendations for selecting candidates for election to Parker Water and Sanitation District Board of Directors. Sue Leonard stated the recommendations were located at the bulletin boards on the Kiosks. She stated that she recommended voting for Rick Coe and Darcy Beard in order to put Directors on the Board that would more closely represent the interests of the HOA homeowners.
- B. A homeowner stated that she thinks the new roofs look awesome. Everyone involved in the process from replacing shingles to picking new colors - well done! Laura Williams thanked her for the email the homeowner had sent to her and stated that she had passed it along to the rest of the Board.

5. Old Business

A. Roof/Insurance Status

Ed Dlugokecki, Roof Project Supervisor, Ed stated that:

- 1. Roof replacement work is completed on buildings: VW 19860, VW19900, VW 19918, BF10856, VW19901, BF10801, BF10820 & KIOSKBF. Roof replacement on building BF10863 is primarily finished with the exception of shed roofing for identified sheds requiring raising & shoring with added secure attachment to the primary structure. The Town of Parker Bldg. Dept. performed both mid-roof and final inspections on these buildings. HOA roof supervisor inspections revealed minor detail work that was addressed by Tennant Roofing Inc. The total number of completed roof replacements equals 12 of 33 or **36.3%**.
- 2. Currently, work is being performed on buildings: BF10808 & SW10850. Tear-off and dry-in work began yesterday. Shingle delivery and application is expected today. Roof replacement actions should be completed by weeks end on these buildings barring weather related work stoppages. When replacement actions on these building are accomplished, probably Friday, April 16, 2010, roof replacement completion will be **42.4%**.
- 3. Resident Notifications were posted timely for all units in buildings: VW19860, VW19900, VW19918, BF10856, VW19901, BF10801, BF10820, BF10808, SW10850, and SW10806. Order-of-Work progression is as listed. BF10840 & BF10880 were taken out of the work rotation, as the lawn area is either too soft to allow construction access without causing major landscape & irrigation damage or the steep lawn inclines hindering the debris hauling trucks ability to safely traverse these areas.
- 4. Coordination with Tennant Roofing Inc. management indicates additional work crews are scheduled for assignment to this roofing project. These crews will employ the use of lightweight trailers for debris hauling. These crews also will be assigned to perform roof replacement actions on buildings where access is an issue for the much larger debris hauling trucks currently used. Immediate access situations are those associated with buildings BF10840, BF10880 & FW10760. Roof replacement action on these buildings is anticipated to begin two to three weeks from now. Homeowner notification & reposting for these buildings will begin soon.

5. Constant daily coordination with on-site work crews is used to efficiently conduct all roofing work phases minimizing associated impact on Town and Country Village residents. This includes temporarily & minimally cordoning off parking spaces for construction access. When construction is completed and a thorough inspection of the work and parking areas is performed, resident parking access is returned and the cordoning movement procedures are then repeated at the next work area.
6. Tennant Roofing Inc. daily work operations & equipment use are observed and conform to all current Federal, local municipal and industry accepted directives, guidelines, practices & standards. Roofing materials used, application and installation techniques employed also conform to, meet and/or exceed previously mentioned same directives, guidelines, practices & standards and include additional adherence to manufacturer installation specifications. Additionally, as hidden damage such as roof voids, deck soft spots or rotted deck areas are revealed during tear-off, repairs to these affected roof deck areas are made to protect structural integrity. Due diligence by Tennant Roofing Inc. personnel during clean up is also observed.

Dave thanked Ed for all of Ed's hard work to supervise the roof project so well! The HOA greatly appreciates Ed's daily hands on supervision which protects the HOA interests.

B. Water Bill Increases

Sue Leonard encouraged the homeowners to vote the ballots that they received concerning Parker Water and Sanitation District Board of Directors Election.

C. Dave encouraged Board members and homeowners to submit articles for an upcoming newsletter.

D. Xeriscape plans for the HOA

1. Laura stated that she is in the process of getting bids on plans to xeriscape several areas in the HOA. She plans to meet with the designers to discuss their designs.
2. She plans to meet with Perennial Landscape to tell them not to start the sprinklers until June.
3. She also plans to tell them to shut down the sprinklers one week/month to encourage the growth of deeper roots in the turf as recommended by Craig Miller, Conservation agent for PWSA.
4. Since the HOA owns a strip of land on the North side Parker Water and Sanitation District building on Mainstreet, we would like that strip to conform to the rest of the landscape around the building.

6. New Business

A. Broken Glass - Laura stated she has received several emails from a homeowner who stated that the roofers had broken a window on the ground level of her 2-story townhome. The window was examined by several experts who stated they thought the damage of the window was caused by slamming the front door, not work on the roof. The Board voted to accept the findings of the experts and therefore, the HOA will not pay any damages to the window.

B. Pool Resurface Bids - Laura presented two bids to resurface the pool from Pacific Western Coatings, Inc. and Pool Shark, Inc. The Pool Maintenance Reserve Funds in the Budget is \$12,000. The pool has not been resurfaced in the last 10 years. Dave suggested that we get a bid from a third company, we check references of each company and the Board to meet with each company before May 1st. The results will be presented at the monthly meeting.

C. Laura stated that the HOA had received a notice from IREA stating that the IREA will not distribute any Capital Credit checks this year due to a reduction in revenues, increased wholesale power costs, bankruptcies and foreclosures.

D. Laura stated that she had received a letter from Western Ventures, LLC requesting that the company be allowed to place their signs for rent and open house which meets all of the requirements for signage that the HOA has required. The Board voted to accept the request.

E. The Parker Water and Sanitation District announced the formation of the PWSA Conservation & Tiered Rate Study Group is scheduled to meet the 1st and 3rd Thursday of each month March 4th through July 1st (2 PM to 4PM), and the public is encouraged to attend.

7. Open Forum

No discussion

Meeting adjourned at 7: 57 PM. The next monthly board meeting will be May 20, 2010 at 7 PM at the Parker Senior Center.