

**MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL**

*Date:* April 21, 2011  
*Place:* Parker Senior Center  
*Attendees:* President – Dave McKnab -- Present  
Vice President – Larry Poffenberger – Not 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 7:00 PM by Dave McKnab.

**2. Approval of Minutes**

The minutes from the March 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 now complete. Claim summary packages created were submitted to the HOA's insurance carrier for final settlement. The HOA is now waiting to receive final settlement from the property insurance carrier.

**2. BF10818 Fire**

Issue is tabled.

**3. Pending Asphalt Repairs**

An asphalt contractor vetting process is now established. After researching prospective asphalt contractors, Request for Proposals (RFP's) was developed and completing finalization. Once finalized, the RFP packets will be sent to the contractors for bidding on the community asphalt repairs project. Depending on the scope of repairs needed, it is possible the overall repair project may be executed in phases or will be sub-divided into smaller projects.

**B. Reserve Study Proposal**

The Board discussed the Reserve Study Proposal prepared by Steve Bradley. This year's Reserve Study Proposal will be available in a month.

**6. New Business**

**A. Laura's Days Off**

Laura will not be in the office April 26, 27 and the 2nd of May.

**B. Roof Damage**

Ed Dlugokecki, HOA Agent reported that some of the roofs on Victorian Way have been damaged by recent wind. After completing an inspection of community roofs, a spreadsheet was compiled listing observed damage and provided to Laura Williams. Tennant Roofing is preparing a bid to submit to the HOA to effect repairs. Ed is researching what effect a report of

the damage to the insurance company might have on the cost of the HOA's insurance.

**C. Joe Sandoval, American Family Insurance**, HOA Insurance Agent, past Chairman of the Board of the Parker Chamber of Commerce, is the Chairman of Parker Days this year reported:

1. Parker Days will be June 10<sup>th</sup> through June 12<sup>th</sup>.
2. There will be more rides this year.
3. A shooting gallery, which will be noisy, will be located on the ball field in O'Brien Park.

**D. Spring Projects**

Laura reported:

1. New doors are being put on the pool restrooms.
2. A new fence will be placed in front of the restrooms.
3. 2 brick retaining walls will be built this summer.

**7. Open Forum**

None

Meeting adjourned at 8:20 PM. The next Board meeting will be May 19, 2011 at 7 PM at the Parker Senior Center