

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: April 19, 2012
Place: Parker Senior Center
Attendees: President – Dave McKnab – Present
Vice President – Larry Poffenberger – Present
Treasurer – Jim Whitis – Present
Secretary – Sue Leonard— Not Present
Member at Large – Britain Weise –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 7:00 PM by Dave McKnab

2. Approval of Minutes

The minutes from the March 2012 Board Meetings were approved as presented.

3. Financial

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

4. Homeowner Communication

- A. Briarwood Court Homeowner stated there are bags of dog poop being left under trees, along the sidewalk and less than 15 ft from the poop container. Discussed various solutions.
- B. Victorian Drive Homeowner stated the water bills are half of our budget. He felt this was out of line. Gave him a copy of the water bill spreadsheet to show use vs fees. Approximately 86% of our water bills are fees imposed by PWSD.
- C. Summerset Court Renter brought pictures of a concrete issue on the patio of the home he rents. He was directed to talk to Laura and she will address.
- D. Summerset Way Homeowner presented evidence his car was legally tagged and was towed by the HOA. Requested the Board refund the amount of money he had to pay to retrieve the car as a credit toward his HO dues.
- E. Briarwood Court Homeowner questioned if the Paint Project would come to the homeowners as an assessment. Board assured present homeowner there will be no assessment. Our reserves are sufficient to cover all costs related to the Paint Project.

5. Old Business

A. Paint 2012 Project

- 1. After an extensive contractor vetting process, Town & Country Village HOA board members selected CertaPro Painting to perform the Paint 2012 Project. CertaPro Painting met all contractor-vetting requirements. Western Venture will be performing the wood repairs on each HOA community structure in advance of CertaPro Painting work.
- 2. Negotiations were conducted with not only the paint manufacturer but also with CertaPro Painting & the wood supplier for the Paint 2012 Project. These negotiations produced a 10-year paint manufacturer **and** 10-year workmanship warranties. Moreover, project pricing was also negotiated with both the paint manufacturer and wood supplier minimizing project materials costs ultimately producing substantial material cost savings to the HOA for this project.
- 3. The HOA Paint 2012 Project has started. Wood replacement actions are currently underway as work is being performed in the SE section of the Town & Country Village HOA community. CertaPro Painting is scheduled to begin paint prep & painting on April

23rd. Timely homeowner and resident postings were performed in this area of the community in addition to mailbox kiosk postings. These postings included work being performed by both Western Venture and CertaPro Painting. As the Paint 2012 Project progresses more homeowner and resident postings will be timely performed.

Additionally, project information will be available on both the Town & Country Village HOA's website and Facebook pages so homeowners and residents will be able to track project progress and to plan for moving their outdoor personal items from affected work areas including providing backyard access.

4. As mentioned in the homeowner and resident postings, CertaPro Painting and Western Venture will use industry approved safety measures exercising precautions during all work actions. We ask all homeowners and residents to help these contractors prevent damage to your exterior personal property by removing items such as but not limited to: patio lounge chairs, tables, planters or any item that could be damaged in the event there is accidental falling construction materials. Access to your units' exterior surfaces is needed by CertaPro Painting and Western Venture personnel to perform their work to include entryway doors, backyards and sheds exterior surfaces. Please remove all items to include: BBQ's, trash containers, planters or other obstacles away from these exterior surfaces. CertaPro Painting, Western Venture and the Town & Country Village HOA will not be responsible for damages to any personal or private property that is not properly secured during the time of project performance. **Please ensure your backyard is clear of hazards such as debris and dog excrement if present.**
5. Finally, Town & Country Village HOA board members, Laura Williams, Ed Dlugokecki and contractors realize the temporary inconveniences this project may cause and wishes to thank all homeowners and residents for their cooperation, help and understanding.

B. Landscaping Project

There is no current update for this project.

6. New Business

- A. The Board suggested all homeowners be sure to vote in the upcoming PWSD Board elections.
- B. The Board voted to credit towing fees to Summerset Way homeowner's account.

7. Open Forum

None

Meeting adjourned at 7: 43 PM. The next Board meeting will be May 17, 2012 at 7 PM at the Parker Senior Center.