

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: April 17, 2014
Place: Parker Senior Center
Attendees: President – Dave McKnab – Present
Vice President – Larry Poffenberger – Present
Treasurer – Jim Whitis – Not 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 March 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. 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 on-going process of review and finalization.
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.

B. 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. Pool Camera/DVR Replacement Proposal

Laura Williams did get another bid for the project. She presented it to the Board. After a brief discussion, the Board voted to accept the first bid which was lower than the second bid. The Board also thought it was better to do business with a firm which the Board has had good working relationship.

B. Corporate Resolution to Move 083113 YE Overage to Reserves

After a brief discussion, the Board voted to move all funds left over from 8/31/13 year end operating funds to our reserve accounts.

7. Open Forum None

Meeting adjourned at 7: 17 PM.

The next Board meeting will be on May 15, 2014 at 7 PM at the Parker Senior Center.