

**MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL**

*Date:* May 20, 2010  
*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 -- 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 7:03 PM by Dave McKnab.

**2. Approval of Minutes**

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

**3. Financial**

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

**4. Homeowner Communication**

There was no homeowner communication.

**6. New Business\***

A. Craig Miller, Water Conservation Specialist, PWSD

Dave introduced Craig Miller from the Parker Water and Sanitation District. Craig gave a 45 minute slide presentation during which he discussed the aquifer Parker pumps its water from and the fact that the water in the aquifer cannot be replenished with rainfall. Therefore, it is extremely important to use our water wisely and to conserve as much water as possible. To help HOA members to do this, Craig recommends reading the information found at: [www.pwsd.org/conservation.php](http://www.pwsd.org/conservation.php).

**5. Old Business**

A. Roof/Insurance Status

Ed Dlugokecki, Roof Project Supervisor, Ed stated that:

1. The roof replacement portion of this project is nearing completion. The only remaining buildings needing complete roof replacement are SC20050, BF10880, SL19902 and BW19903. Three mailbox kiosks also require roof replacement. Buildings SC20050 and BF10880 are scheduled for roof replacement actions beginning with tear-off operations by the end of this week. The remaining buildings and kiosks are scheduled for roof replacement during the following week. The Pool building roof originally indicated as needing repairs had roof replacement authorized and performed. The total number of roof replacements either completed or nearing completion by this weeks' end equals 25 of 34 or **73.5%**.
2. Currently, roofing work is being performed on buildings: SC20040 & BF10840. Shingle installation is nearing completion on SC20040. Rooftop shingle delivery and installation began yesterday on BF10840. Roof replacement actions should be completed soon on these buildings barring weather related work stoppages. When replacement actions on these buildings are accomplished, roof replacement completion will be **79.4%**.
3. The roof repair phase of this project began on May 7, 2010. To date, of the 53 structures requiring roof repair work, 19 buildings or **35.8%** have completed roof repairs. This number represents roofs requiring significant repairs with the remaining buildings requiring fewer repairs. Thus, as more roof repairs are performed, this phase of the roofing project should take substantially less time to complete.
4. Resident Notifications were posted and reposted timely. In several cases, Tennant Roofing's foreman was able to inform residents present during the posting process directly and provide additional information.
5. Constant daily coordination with roof work crews and supervision is ongoing. This includes scheduling with Tennant Roofing Inc. management. Roofing operations are anticipated to decrease

during the Memorial Day weekend to minimize impact on Town and Country Village residents.

6. So far, during this roof replacement and repair operation, there have been approximately 11 to 12 cumulative days where weather related work stoppages have occurred causing roofing work to be placed on "hold" until the inclement weather passed and rooftop conditions were deemed both safe and dry for roofing operations to resume.
  7. During the course of this project several Town and Country Village residents have provided positive feedback regarding how professional the roofing crews work, the minimal parking area cordoning impact and the quality of not only the roofing materials used but also how good the replaced roofs appear when these roofs were completed. 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. Ed suggested to the Tennant workers a method to provide a board for the crew safety while they were installing new shingles that did not involve putting nail holes in the new shingles.
- B. Parker Water and Sanitation District Board of Directors Election Results - Sue Leonard reported that Mary L. Spencer, the current PWSD Board President, received the most votes at 1,327. Darcy Beard received 1,166 votes so these two will fill the vacant Board positions. Rick Coe received 1,111 votes which was third. It's still disappointing that so few eligible voters voted but it's encouraging that one of the candidates that the HOA supported, Darcy Beard, is now on the Board and Rick Coe came in a close third.
  - C. Dave encouraged Board members and homeowners to submit articles for an upcoming newsletter. He suggested that articles about water use and pet issues would be helpful.
  - D. Pool Resurfaces Bids - Several members of the HOA Board met with representatives from Pacific-Western Coatings, Inc and Pool Shark, Inc. on May 13<sup>th</sup> to listen to the proposals to resurface the pool. The proposal from Pacific- Western Coatings, Inc would cost \$10, 000 and would last for 40 years with a \$2,000 touch-up every 5 years. Several references from past customers were positive, none were negative. The proposal from Pool Shark, Inc. would cost \$30, 000 to replaster the pool and would last for 10 years. No references from past customers were received. The Board voted to accept the contract with Pacific-Western Coatings, Inc. Work at the pool will be scheduled at the company's earliest possible date.
  - D. Xeriscape plans for the HOA
    1. Laura stated that she had met with two horticulturists and still had one more meeting scheduled. Then she would report to the Board the plans the horticulturists had proposed.
    2. She reported that PWSD plans to include the a strip of land the HOA owns around the Parker Water and Sanitation District building on Mainstreet when PWSD re-landscapes the land around the building.
- 6. New Business**
- A. Pool Party - Laura stated that the Opening of the Pool Party will be at 10 AM –2 PM on May 29<sup>th</sup>. She encouraged all Homeowners to come and exchange their pool keys for new keys. The pool will be open and food will be served. Each Homeowner will receive a post card with this information. All Board members are encouraged to help at the party.
  - B. Budget Planning - Laura stated that the new budget must be sent out to the Homeowners 30 days prior to the Annual Meeting in July. Therefore, the Board must start work on the new budget immediately.
  - C. Parker Days, June 11-13<sup>th</sup> - Laura stated she will be negotiating with several groups to arrange a profit-sharing agreement for rental of parking spaces in the HOA's parking lots during Parker Days.
  - D. Mother's Day Fire - The Board briefly discussed the fire at BF10818 & BF10816 and thanked Ed for coordinating emergency operations the day of the fire. The Board is awaiting American Family Insurance and Parker Police Reports.

## **7. Open Forum**

No discussion

Meeting adjourned at 8:53 PM. The next monthly board meeting will be June 17, 2010 at 7 PM at the Parker Senior Center.