

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: May 19, 2011
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 -- 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 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

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, pending asphalt repairs, pending roof repairs and HOA pool inspection.

1. Hail Damage Claim Summaries

Town and Country Village HOA's insurance carrier has received, reviewed, audited all submitted claims and presented final settlement payments to the HOA for community hail damage repairs and restoration thus closing out the 2009 hail damage claim process.

2. Pending Asphalt Repairs

An asphalt contractor vetting process is now established. Finalization of the Request For Proposal's (RFP's) is in-progress. This finalization phase includes document review by the HOA's attorney. Once the review is completed and documents are approved, these documents will be sent to prospective asphalt contractors so they can provide the HOA with repair bids. 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.

3. Pending Roof Repairs

a. Recent weather events have caused roof damage to several buildings not having had roof replacement. A request for a bid from the roofing company that had performed roof replacement and repairs was performed. The bid includes cost values of roof replacement vs. repairs for two buildings having the most damage and repair costs for the remaining buildings that have minor roof damage. This information will be presented to Town and Country HOA board of directors so a decision can be made.

b. The Board voted to accept the second Tennant bid to reroof LW 10771 and LW 10777 and to complete the roofing repairs on the remainder of the buildings.

4. HOA Pool Inspection

The pool work performed after last years pool season will be inspected. Minor repairs are needed. The company who performed the work is scheduled to examine the pool and perform the necessary

repairs. The pool can be filled as needed repairs are above the pool waterline. Pool repairs are complete!

B. Joe Sandoval and American Family Insurance

1. The HOA Board is extremely grateful for the exceptional performance of Joe Sandoval and the American Family Insurance Company for their handling of our hail damage claims. All claims but one have been paid.
2. The HOA Board is extremely grateful for the exceptional performance of Laura Williams and Ed Dlugokecki for following through on insurance claims of our hail damage.

C. BF10818 Fire

1. Court processes are on-going.
2. Town and Country Village HOA will follow subrogation by the insurance company.

6. New Business

A. Laura's Days Off

Laura will take a week of vacation starting on Monday, June 27th through Monday, July 4th.

B. Pool Party May 28th

1. Board members and Ismail will start setting up for the party at 8 AM.
2. Joe Sandoval and his son will be grilling the hamburgers and hot dogs again this year.

C. Budget Prep

1. Next year's budget must be mailed by June 21st which is 30 days before the annual meeting.
2. The HOA Board will meet at 3 PM on June 9, 2011 at Dave McKnab's house to discuss the proposed budget.

D. LW10771 O&E

1. HOA's attorney, Myra Lansky, recommends filing for a foreclosure lien for nonpayment of HOA dues.
2. Board votes to initiate foreclosure procedures.

E. Landscaping Trial Study

1. In an effort to reduce future water expenses, after discussion, the Board voted to ask for bids for xeriscaping the slope on the north side of Rosewood next to the fence. The area includes the slope from the fence to the concrete drainage ditch and from the parking lot to the pile of rocks.
2. The area beyond the rock pile will be planted with buffalo grass.
3. The Board will solicit at least 3 bids for the landscape design for the xeriscape section.

7. Open Forum

None

Meeting adjourned at 8:00 PM. The next Board meeting will be June 16, 2011 at 7 PM at the Parker Senior Center.