

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: May 17, 2012
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 – 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 April 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. Rosewood Court Homeowner stated that she is concerned because her home was listed on Zillow.com website as being purchased by someone else. Laura Williams suggested that she verify her ownership on the Douglas County website of the Douglas County Recorder.
- B. Rosewood Court Homeowner stated that when she tried to buy Champion Windows to replace the original windows in her home, the egress size is 0.3 ft² smaller than what the City of Parker requires. That is Champion Windows egress is only 5.4 ft² instead of 5.7ft². The Board stated that Parker requirements are Parker requirements. Several Board members stated they have been very happy with the Andersen windows which do meet the City's requirements.
- C. Rosewood Court Homeowner asked what concrete work would be done this summer. Laura stated that decisions have not been made yet.

5. Old Business

A. Paint 2012 Project

- 1. Town & Country Village HOA Paint 2012 Project is in full production. Both Western Venture & CertaPro Painting crews are working on residential structures located in the southeast portion of the HOA community. Buildings BF10902, BF10916, VW19900, VW19918, VW19840 & VW19860 are 97% completed. Exterior doors and railings are scheduled for priming & painting completion as CertaPro Painting is working with homeowners & residents availability to allow doors to be open so the entire door exterior surface can be painted. CertaPro is posting notifications timely informing affected homeowners and residents.
- 2. Project work is conducted in phases beginning with Western Venture crews performing needed wood repairs in advance of CertaPro crews performing paint prep and painting. Currently, Western Venture crews recently finished wood repairs on **VD10870, VW19801, SW10843, BF10801, BF10863, BF10850, VW19901, BF10856 and BF10868**. CertaPro painting crews are either performing various work phases on some of these buildings or have scheduled work and posted notifications indicating work is forthcoming.
- 3. During the course of this project, it has come to the HOA's attention there are a number of units where rotted or severely damaged brick molding and doorframes need replacement. In some of these cases, storm doors require removal. Additionally, there are numerous shed doors

throughout the community exhibiting damaged metal cladding to include rust through, delamination and interior rated doors being used in an exterior application. **Doors are homeowner responsibilities.** Affected homeowners and residents will be notified of potential door issues needing to be addressed before painting, allowing the homeowner to decide to perform replacement actions prior to painting.

4. As mentioned in the homeowner and resident postings, CertaPro Painting and Western Venture crews are using 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 of accidental falling construction materials or painting operations. 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. Pool Opening Preparation

1. Town & Country Village HOA's pool is currently be prepared for opening day and this year's pool season. Cleaning and various repairs are being performed in addition to CertaPro painting of the pool fence and building. Barring complications, the pool is scheduled to be open on Memorial Day weekend.
2. Pool Party Saturday, May 26th. Please bring your old pool key to exchange for this year's key.

C. Landscaping Project

There is no current update for this project.

D. The Board suggested all homeowners be sure to vote in the upcoming PWSD Board elections.

6. New Business

A. SL 19826 Gable Vent Request

After reviewing the photos of the gable vent requested for adequate ventilation for the attic fan, the Board approved the request.

B. Longs Way Swing Set Request

After reviewing the request to allow a swing set in the back yard that would be 3 inches above the fence line, the Board approved the request.

7. Open Forum

None

Meeting adjourned at 7:48 PM. The next Board meeting will be June 21, 2012 at 7 PM at the Parker Senior Center.