

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: May 16, 2013

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 –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. Insurance Information Meeting

Meet with Joe Sandoval and Dick Tobin to discuss insurance renewal, premium increase and loss assessment coverage.

3. Approval of Minutes

The minutes from the April 2013 Board Meetings were approved as presented.

4. Financial

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

5. Homeowner Communication

Homeowner present has concerns regarding possible drug dealer in area. Just wanted the Board to be aware and know that suspicious activity was reported to the police department.

6. Old Business

A. Paint 2012 Project

1. Town & Country Village HOA consists of 83 residential and 7 non-residential structures. Currently, 69 residential structures consisting of 434 units had carpentry work performed in advance of painting. This is approximately **86.7%** completion. Weather delays so far this year have resulted in 9.5 carpentry workdays lost.

2. CertaPro Painting crews have painted approximately **81.4%** of the HOA's residences in addition to 6 non-residential structures. Weather delays caused a 23 paint workday loss so far this year. CertaPro Painting recognizes entryway door painting is needed on recently completed buildings. Workers will post affected units so homeowners can be informed and allow affected doors to be open during painting. Door painting typically is done on Fridays & Saturdays, weather permitting. Work notification postings will be provided to inform HOA residents when both carpentry and painting activities are scheduled to be performed on all affected residences. Replaced gutters, downspouts & tip outs painting will be performed during the final painting phase.

B. Roof 2012 Project

1. Roofing operations have resumed after a logistics hold. Delays attributable to weather, rooftop conditions and the hold have caused a 32 roof workday loss so far this year. To date, 55 residential structures had roof replacement or repairs. This is approximately **69.0%** completion of Town & Country Village HOA's residential structures with the exception of gutter/downspout work. Once completed, the replaced gutters and downspouts will require paint to match original colors. Roof and paintwork postings will be provided to all homeowners & residents explaining when work is scheduled and will include parking limitations, if any, due to needed construction access. **It is important to note Town of Parker Building Department permits are required to remain affixed when attached to units by ordinance. The information reflected on these permits is**

on public record. Permits are only to be removed after Town of Parker Building Department final inspections have been completed.

2. Mentioned previously during past HOA board meetings, all contractors involved with carpentry, painting & roofing are using industry approved safety measures and 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 work operations. **Access** to your units' exterior surfaces is needed by these contractors to perform their work and include: entryway doors, backyards, porches and sheds. Please remove all items to include: BBQ's, trash containers, planters or other obstacles away from these exterior surfaces. CertaPro Painting, Western Venture, Tennant Roofing and the Town & Country Village HOA will not be responsible for damage to any personal or private property not properly secured and/or covered during the time of work performance. **Please ensure your backyard is clear of hazards such as debris and dog excrement if present. Dog excrement is unsanitary and expecting workers to perform tasks in such conditions is unlawful, unsafe and unwarranted. Penalties such as fines may be imposed. The HOA is also concerned about unsupervised children playing around construction areas and asks all parents to supervise and limit their children's exposure in those areas for the sake of safety.**

3. Again, Town & Country Village HOA board members, Laura Williams - HOA Property Manager, Ed Dlugokecki – HOA Agent & Project Supervisor and all contractors realize the temporary inconveniences these projects may cause and wish to thank all homeowners and residents for their cooperation, help and understanding. These necessary actions will not only improve our community appearance but also our property values.

C. Pool Opening Work

1. The HOA pool is currently undergoing preparations for season opening on May 25th. Preparations include: draining, & cleaning, repairs and filling. Once filled, water chemistry and stabilization can be performed.

D. Town of Parker – Road Work

1. The Town of Parker, Public Works Department has contracted Brannan Sand and Gravel Company to perform roadwork within the Town & Country Village HOA community. This roadwork consists of two phases beginning with concrete sidewalk, curbing and flow pan section replacements and then entire asphalt replacement on Summerset Lane from Pine Drive to Victorian Drive. Similar actions are planned to occur on Longs Way from Brownstone Drive to Victorian Drive. The Town of Parker should mail postcards to HOA residents indicating contact information and dates when that project will begin.

E. Pool Opening Party Reminder

Pool party and pool opening will be May 25th from 10a – 2p. Come for hamburgers, hot dogs and to exchange pool keys.

6. New Business

Fence Refinish

Bids for fence resealing were reviewed and Board voted to award contract to AM&C. Work will be completed this summer.

7. Open Forum

None

Meeting adjourned at 8:30 PM. The next Board meeting will be June 20, 2013 at 7 PM at the Parker Senior Center.