

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: May 15, 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 – Not 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 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

One resident stated that she was concerned about the problems with trash not being properly handled that she has noted recently. After a brief discussion, the Board decided to ask Laura, the property manager, to send out a letter to all residents about their responsibility to handle trash as described in the HOA by-laws.

5. Old Business

A. Roof 2012 Project

1. The Roofing 2012 HD project documentation was reviewed and an audit process conducted. This produced findings requiring additional research and resolution actions. Most of the findings are resolved with one action pending resolution.
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. Concrete repairs were recently completed to resolve damage issues attributable to roofing activities. Town & Country Village HOA, Laura Williams – HOA Property Manager, Ed Dlugokecki – HOA Agent & Projects Supervisor and the concrete contractor extend gratitude to affected residents for their patience and understanding.

C. Fence Work

1. Complete until Spring

D. Landscaping Project -- ON HOLD

E. Entry Signage – ON HOLD

6. New Business

A. 2014 Pool Season

1. Currently, the HOA pool is undergoing preparations in advance of opening for this year's pool season. Town & Country Village HOA recently updated the video surveillance equipment at the pool area. A Pool Opening Party is scheduled to take place on Saturday, May 24, 2014 at 10:00 AM. New pool keys will be available for exchange between 10:00 AM to 2:00 PM. For those residents who do not have a pool key from last year, a key can be obtained by providing: (1) proof of HOA occupancy, i.e. utility bill or lease, and (2) paying the \$10.00 key charge. Residents who are not current on their HOA dues will not be able to get a pool key.
2. With the pool becoming available for resident & guest use, it is important to advise residents of their responsibility for this HOA amenity. Town & Country HOA "Pool Rules" will be available for all residents during the pool key exchange. Additional copies are available at the HOA office. Unsafe activities within or around the pool area will not be tolerated. Residents need to be aware they are responsible for their Guest's actions. All residents are asked by Town & Country Village HOA to report observed unsafe or questionable activities to Laura Williams – HOA Property Manager. Reporting will be held in the strictest confidence. Residents who do not adhere to the "Pool Rules" will forfeit their pool privileges.

B. Insurance Renewal

Joe Sandoval, American Family Insurance agent for Town & Country reported:

1. For the 2014 to 2015 policy term, we had an approximate decrease in premium of \$10,000. This decrease is based on discounts for percent of wind/hail deductible, as well as increased discounts for property condition and class 4 rated roofs.
2. The industry trends are for moving as many HOA type of risks to some level of percent of wind hail deductibles, and increasing the discounts for those HOA's that self-insure for some of the risk.
3. As we switched to a percent of wind/hail deductible in 2013, we mitigated that risk back to the individual homeowner to make sure they had "Loss assessment" coverage to mitigate the risk.
4. Barring any large losses in the upcoming year, and with the help of American Family Insurance, we should be expecting further discounts for the HOA master policy in the years ahead

C. Handrail Request

A homeowner requested that she be allowed to place a handrail on her front steps from her front door to the sidewalk. After a discussion, the Board decided to approve the request if the handrail meets the requirements previously set in February by the Board and if the property manager approves of the railing.

7. Open Forum None

Meeting adjourned at 7:46 PM. The next Board meeting will be on June 19, 2014 at 7 PM at the Parker Senior Center.