

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: May 21, 2009
Place: Parker Senior Center
Attendees: President – Dave McKnab –Not Present
Vice President – Larry Poffenberger – Present
Treasurer – Jim Whitis – Present
Secretary – Sue Leonard--Present
Member at Large -- Steve Nelson – 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. Jim Whitis presiding.

2. Approval of Minutes

Jim Whitis called for a motion to approve the minutes from the April Board Meeting as presented. After some discussion, it was decided to clarify the minutes by adding the following:

1. The Property Manager's salary and contract are decided by the HOA Board.
2. Homeowners can view these documents at the HOA's Office,

Minutes approved with the above additions.

3. Financial

Jim stated that the Balance Sheet, Profit and Loss Budget vs. Actual and the Income/Expense Summary (YTD) were available at the entrance table. He also stated that the Board will be meeting to formulate next year's budget. The new projected budget will be available to homeowners 30 days prior to the annual meeting in July.

4. Homeowner Communication

1. Cheryl Johnson stated she was concerned about the new format for the meetings because the Homeowner's opportunity to speak occurs before the Board starts dealing with the new and old business. Jim Whitis responded that the Homeowners might use the Open Forum time to suggest future concerns.
2. Jason Davis stated that the gate to his fence is still flawed after it was fixed. He brought the gate for the Board to see. Jim stated that the Board will discuss the problem to find a solution.
3. Micah Saumier stated that he liked the new shrubs and thought the snow removal had been good this year.

5. Old Business

1. Caryl Lee's water shut off proposal
Laura Williams reported that Myra Lansky, the HOA's attorney, responded to the inquiry by stating "The cost to install a shut-off cannot be assessed to the owner. That is what has stopped the idea in the past and also inspired Section 4.7 of the Amended and Restated Declaration."
2. BF 10824 Norman Foreclosure
The Board decided to request our attorney to draft a request for a short sale of this property. Jim Whitis stated that at this price the HOA would be able to obtain a return of 9.5% on the investment.
3. Sun Shade Sail for pool area
After discussing several options for providing shade at the pool, the Board approved the purchase and installation of the 10' x 10' yellow sail for \$3,444 from Four Seasons Awning.
4. Pool Party Planning
Ismael and Fred Couch will pick up the grill and cook the hamburgers and hot dogs. Helga Couch will hand out the new keys. Laura Williams will purchase the rest of the groceries. Board members will be at the pool to help set up the tents at 8:30 AM on May 23, 2009.
5. Shrubs
30 shrubs were purchased by Laura Williams and Dave McKnab. These included 15 burning bushes, 5 sand cherry bushes, 5 euonymus emerald bushes and 5 golden privet bushes. Most have been planted but a few remain.

6. Inside Fence Application of Linseed Oil

Laura will send out a letter to inform Homeowners about their responsibility to apply a protective coating of some kind to the interior of the fence.

6. New Business

1. Phases IV Fence update

Laura Williams stated that Phase IV will start on Wednesday, May 27th with the tear out on Rosewood Ct.

2. New Budget Planning

Jim Whitis and Laura Williams will start planning next year's budget and will present it to the Board

3. Pool Bench/ Ashtray/ Bike Rack

The board decided:

no on the pool bench

to defer a decision on an ashtray for further discussion

to check with the city and schools about bike racks

4. BF10840 Russell—Squirrel Removal

The Board decided that removal of squirrels from the inside of a homeowner's property is the Homeowner's responsibility; therefore the HOA is not responsible to pay for the removal.

5. Asphalt Repairs

In the budget, asphalt repairs have been budgeted for 2 more years of life. The Board decided to research the options including looking at installing speed dips to slow down speeding drivers who put more stress on the asphalt.

7. Open Forum

1. Cheryl Johnson asked whether our insurance will cover damage to the sun shade sail, ashtrays or bike racks. She also asked what can be done to prevent children from jumping on window grates. Steve Nelson volunteered to write a newsletter article about the problem.

2. Jason Davis asked about Homeowner's responsibility inside vs. outside property lines. What about driveway repair? What about neighborhood watch? He volunteered to write a newsletter article.

3. Micah Saumier asked about adding lilac bushes to the pre-approved plant list. He stated that he would also like to discuss the format of the meetings.

Meeting adjourned at 8:34 PM. The next monthly board meeting will be June 18, 2009 at 7 PM at the Parker Senior Center.