

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: June 18, 2009
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 -- 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.

2. Approval of Minutes

The minutes from the May Board Meeting were approved as presented.

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 stated that as of today the HOA had spent \$80,000 less than was budgeted. He also stated that the Board met June 11, 2009 to finalize next year's budget. The new budget was voted on and approved and will be presented at the annual board meeting. The new projected budget has been mailed to homeowners 30 days prior to the annual meeting in July.

4. Homeowner Communication

- a. Lowell Willock asked if there was a contract for pool maintenance. Laura Williams stated there is no contract but Ismael has been maintaining the pool. He is a CPO (Certified Pool Operator).
- b. Sharon D'Angelo asked if the monthly dues would be increased. Jim Whitis stated that the dues increase will be \$5-7 depending on the model of the unit. The increases will be budgeted for the reserves and anticipated water and sewer bill increases.

5. Old Business

1. Jason Davis' gate

Steve Nelson reported that Jason had repaired his own gate.

2. BF 10824 Norman Foreclosure

The Board is still working with Myra Lansky, the HOA's attorney, to determine the best way to protect the HOA's interest. Public Trustee Sale date is 8/12/09.

3. Sun Shade Sail for pool area

After discussing several new options for providing shade at the pool, the Board approved the purchase and installation of a 9'x 6' light tan sail for \$3,444 from Four Seasons Awning.

4. Inside Fence Application Linseed Oil

A letter is being sent to each homeowner informing him/her that the application of a protective coating to the inside of his/her new fence by September 30 is the homeowner's responsibility. Dave McKnab stated that he applied 1.5 gallons of linseed oil to his fence at a cost of \$40.

5. New Budget/Annual Meeting 7/16/09

The new projected Budget for September 2009-2010 will be discussed. There will be two Board member vacancies to be filled for the next 3 year term. If homeowners are unable to attend, proxies should be filled out and taken to the HOA office or given to someone who will be attending.

6. Asphalt Repairs

The Board is investigating the most economical methods of repair and determining which repairs to do.

7. Ashtray/Bike Rack at the pool area

The Board approved a motion to place buckets filled with sand which will be secured to provide ashtrays that smokers can use instead of throwing cigarette butts on the ground. Steve Nelson voiced his opposition to the motion. A decision on bike racks was postponed.

8. Phases IV Fence update

C & B Landscape has replaced fences to the end of Rosewood Court. The linseed oil will be applied soon. Jason Davis pointed out that the spacers used to fill the gaps in the fence should be at least 2” wide and should be placed at the ends of the fence not in the middle. Jason also questioned the quality of the material and construction methods. Dave McKnab stated that Chad, the owner C & B Landscape, would be told to change the inferior boards.

6. New Business

1. Email from Lowell Willock

- a. Lowell asked if the HOA carries \$1 million insurance coverage for workers compensation and liability for contractors and individuals doing work on the HOA site for the HOA. Dave McKnab stated the Board will discuss this question at the HOA meeting in August.
- b. The ACC walker is exempt from the need for this coverage.
- c. Dave McKnab stated The HOA is in full compliance with all Parker building permit requirements.
- d. As to property insurance, because of the recent hail damage, to avoid an 8% increase in property insurance rates the Board approved changing the renewal date to June 28, 2010. The date change will give the Board time to work with the agent to insure the lowest possible rate and to properly include the true expense in the projected budget for the next year.

2. Possible Hail Damage

Dave McKnab encouraged all homeowners to check their property for possible damage and reported the HOA has been inspecting the property.

3. Community Garage Sale

Laura Williams stated that the annual Community Garage Sale is scheduled for June 26-28th. A postcard about the event was included in the budget packet sent to each homeowner. The HOA will put notices of the event on Craig’s List and also put signs on Parker Road and Mainstreet. Homeowners are responsible for their own setups and cleanups.

7. Open Forum

1. Lowell Willock expressed his displeasure that the change in the property insurance renewal date was not on the published agenda. Dave McKnab stated the need to add the item to the agenda became apparent after the agenda was published due to the hail storm.
2. Jim Whitis gave an update on crime in our neighborhoods which he states the statics show a decrease. Jim also noted that the Parker Water Board Recall has been denied by the Courts. Any change in the Water Board will take place after an election.

Meeting adjourned at 8:05 PM. The next monthly board meeting will be the Annual Meeting July 16, 2009 at 7 PM at the Parker Senior Center.