

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: June 17, 2010
Place: Parker Senior Center
Attendees: President – Dave McNab -- Present
Vice President – Larry Poffenberger – Present
Treasurer – Jim Whitis – Present
Secretary – Sue Leonard--Present
Member at Large -- Steve Nelson – Not 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 7:08 PM by Dave McNab.

2. Approval of Minutes

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

3. Financial

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

4. Homeowner Communication

A homeowner asked about a flyer she had found on her gate from Ultimate Security which stated that there had been a “recent increase of burglaries in the area” and offering a monitoring service. Dave explained that the flyers were a scam. There has been a decrease in crime in the HOA area. The claims seek to bring in business. Dave said that Laura had called the company and told them to cease and discontinue spreading the fliers. She also called the Parker Police to alert them to the scam. The Parker Police also called the company and told them to stop spreading the flyers. Then, Laura and several workers tried to remove as many of these flyers as they could find.

5. Old Business

A. Roof/Insurance Status

Ed Dlugokecki, Roof Project Supervisor, Ed stated that:

1. The roofing project is now complete with the exception of minor detail work and repairs for damage occurring during the roofing project. Accounting audits are currently taking place to ensure proper compensation is disbursed to Tennant Roofing Inc. using the insurance proceeds designated for roof replacement and repair actions. Tennant Roofing Inc. is preparing to provide written warranties for both materials and workmanship to Town and Country Village HOA.
2. Recapping the extent of work performed by Tennant Roofing Inc.; there were a total of **89** community structures, requiring roof work. Of these **89** structures, encompassing **501** residential units and **7** auxiliary buildings, **34** structures required complete roof replacement and the remaining **55** structures needed varying degrees of roof repairs. The first actual roof replacement action began on March 2, 2010. The last structure having roof work actions performed was finished yesterday, June 16, 2010. During the course of the roofing project, there were a total of **12.5** to **13** cumulative days whereas roof work was halted due to inclement weather or roof top conditions.
3. During all phases of the roofing project, roof construction issues affecting roof integrity such as voids, “soft spots”, rotted decking, flashing or “tin work”, compromised pipe jacks and in some cases, original roof construction deficiencies were identified and properly resolved. Thus, the longevity and integrity of these roofs should be extended barring future weather related damage.
4. Tennant Roofing Inc. expresses gratitude to all Town and Country Village residents for extending their cooperation, patience and understanding allowing roof work completion to contract specifications.
5. As the roof project supervisor, I too, want to extend heartfelt thanks to all Town and Country Village residents for their cooperation, patience and understanding, as particular roof work phases were complicated. Also, I want to thank Laura Williams and all Town and Country Village HOA Board Members for their assistance and allowing me the opportunity to supervise this roofing project.
6. Laura sent a letter to American Family Insurance Group Catastrophe Claims Service Center requesting 45 day extension to complete ongoing repairs including paint, shutters and screens.

Dave thanked Ed for all of Ed’s hard work to supervise the roof project so well! The HOA greatly appreciates Ed’s daily hands on supervision which protects the HOA interests.

B. Articles for Newsletter

Dave stated that articles are still needed. He encouraged everyone to send one in.

C. Pool Party Pool Resurfaces Bids

The Board discussed the bid from Pacific-Western Coating, Inc to resurface the pool. The Board voted to make a counter offer. This offer would require all of the work to be done at one time in September and to reduce the price to \$14-15,000 instead of time payments carried by the Company.

D. Budget

Dave stated that a copy of next year's budget had been mailed to the homeowners. The Budget for the HOA will be voted on at the Annual Meeting on July 15th. Two Board positions are open. Dave encourages Homeowners to review the proposed budget and to come to the meeting. If Homeowners cannot attend, please fill out a proxy and return it to the office or to someone attending the meeting.

E. Xeriscape/Designers

Dave stated that Laura has one more designer to meet with and therefore, this topic will be continued to the next meeting.

F. Mother's Day Fire

1. Dave stated that because a timely decision was essential, the Board had agreed via email to hire Interstate Restoration as the contractor for this job.

2. Lori, the homeowner of the unit destroyed in the fire, requested an adjustment of the kitchen lay-out. The Board voted to allow the changes with the stipulation that the excess cost (if any) of any changes will be paid by Lori.

G. Motorcycle Rule Change

PREVIOUS RULE...

- 1) **Motorcycle Storage:** 🚲 Motorcycle storage or parking is not allowed on front porches/patios of any residence. When parked on asphalt, motorcycles may not cause damage to the asphalt.

APPROVED CHANGE AT APRIL 2010 MEETING:

- 1) **Motorcycle Storage:** 🚲 Motorcycle storage or parking is NEVER allowed on front porches/patios of any residence, on sidewalks, or in guest parking overnight. When parked on asphalt, kickstands must be placed on material that prevents them from sinking into the asphalt.

SUGGESTED FINAL CHANGE:

- 1) **Motorcycle Storage:** 🚲 Motorcycle storage or parking is NEVER allowed on front porches/patios of any residence, on sidewalks, or in guest parking any day/night of the week between the hours of 10PM to 7AM. When parked on asphalt, kickstands must be placed on material that prevents them from sinking into the asphalt.

1. The Board voted to accept the suggested final change.

2. After a brief discussion, the Board voted to change the procedure for adopting new Rule Changes. The change would require that Rule Changes proposed at one meeting not be voted on until the following meeting to allow Homeowner input about the proposed Rule Changes.

7. New Business

A. Ed's Agent/Consultant Contract

The Board voted to offer Ed Dlugokecki a contract as an agent/consultant. Ed accepted the contract and the Board signed it.

B. North Fence Sealing Bid

Dave stated that the Board plans to discuss any bids in August. He also suggested that Homeowners and Board members inspect the proposed colors which are demonstrated on the shed at Victorian and Summerset Way.

C. Variance Request

The Homeowner at 100773 Longs Way is requesting a variance in the placement of a Satellite Dish because Direct TV states that a HOA tree completely blocks reception from the HOA accepted placement of the Dish. After a brief discussion, the Board voted to recommend that the Satellite Dish be placed on the chimney next door.

D. Chase Bank Info

Jim Whitis stated that Chase Bank has made a proposal for the HOA to move our checking and savings accounts from Citywide Bank to Chase Bank. The change to Chase Bank would reduce our banking fees by \$1200/year. The Board voted to approve making the change to Chase Bank.

E. Garage Sale Reminder

The Annual Town & Country Village Garage Sale will be held June 25-27th. Notices have been mailed.

8. Open Forum

One homeowner suggested that the Board discuss after-hours availability for HOA services when Laura is not on-site.

Meeting adjourned at 7:46 PM. The Annual Board meeting will be July 15, 2010 at 7 PM at the Parker Senior Center.