

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: June 20, 2013
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 – Not 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. Approval of Minutes

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

3. Financial

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

4. Homeowner Communication

- A. A renter complained about the dog poop and trash that other residents are leaving on her property. Laura Williams, the property manager, stated that she would print up reminders about trash pickup and dog poop that the renter could post on the other residents' doors. The renter wrote the reminder, Laura printed them and the renter posted them.
- B. A homeowner stated that he was very pleased about the quick response he got when he complained about an issue with his roof repair. He stated that the issue was resolved within one hour after his call to Laura.
- C. A homeowner stated that she did not like the hole in the grass by the pool that some of the children had dug.
She also was concerned about a dead bush and wanted it removed so she could plant a new bush. Laura stated that she would have Perennial Landscapers remove it as soon as they can. Perennial be working on landscaping shortly.
- D. A homeowner stated he had a request for a screen door. The board suggested that he look at the screen doors which had been approved by the HOA.

5. Old Business

A. Paint 2012 Project

1. Town & Country Village HOA consists of 83 residential and 7 non-residential structures. Currently, 71 residential structures consisting of 447 units had carpentry work performed in advance of painting. This is approximately **89.2%** completion. Weather delays so far this year have resulted in 9.5 carpentry workdays lost.
2. CertaPro Painting crews have painted approximately **85.0%** of the HOA's residences in addition to 6 non-residential structures. Weather delays caused a 28 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 are ongoing. Delays attributable to weather, rooftop conditions and the logistics hold have caused a 34 roof workday loss so far this year. To date, 68 residential structures had roof replacement or repairs. This is approximately **84.8%** completion of Town & Country Village HOA's residential structures with the exception of gutter/downspout work. Once completed, replaced gutters and downspouts will require painting to match original colors. Country style units with garages are scheduled to have additional roof vents installed on the garage roofs. This action will take place after roof replacement due to logistics and materials availability. 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 open for the pool season. It is important to note all residents and guests using the pool facility abide by the Town & Country Village HOA Pool Rules so everyone who uses this facility will be able to enjoy it. **Children, 14 years old and younger, need to be supervised by an adult who is physically present with their**

children inside the fenced the pool area. As residents, we each have the responsibility to speak up and report unsafe actions of others or unsafe conditions by speaking with the offending party and/or informing the HOA office at **303-805-2926** and leaving a message. You can remain anonymous. Indicating in the message incident information and where the irresponsible party(s) resides will help management correct the situation also.

D. Town of Parker – Road Work

1. The Town of Parker, Public Works Department has completed the major portion of roadwork on both Summerset Lane and Longs Way. There are a few areas on Summerset Lane requiring asphalt repairs at street transitions and that work has yet to be scheduled.

E. Landscaping Project

The Landscape Project has been tabled until further notice.

E. Entry Signage

Entry Signage Project has been tabled until further notice.

F. Pool Party

The Pool Party on Saturday, May 25, 2013 was a huge success and a lot of fun. New pool keys were dispersed and many enjoyed the hamburgers and hot dogs cooked by Joe Sandoval and crew. Thank you Joe!!

6. New Business

A. Paint Color Change

Laura Williams stated that the owners of the 3 houses next to O'Brien Park have requested to change the paint color "puke yellow" of the houses to a different color. After a brief discussion, the Board voted to allow the color change when the CertaPro Painting crew paint those houses. The paint colors will match the other colors in the HOA community.

B. Fence Refinish

The HOA is currently accepting bids to refinish the outside of the fences completed Stage 1 & 2.

C. Community Garage Sale

The community garage sale will be June 28-30, 2013. The HOA will put Community Garage Sale signs on Mainstreet and Parker Road to alert the public. Each homeowner will be responsible for their own garage sale.

7. Open Forum

None

Meeting adjourned at 7:23 PM. The next Board meeting will be the Annual Meeting on July 18, 2013 at 7 PM at the Parker Senior Center.