

MINUTES SUBJECT TO NEXT ANNUAL MEETING APPROVAL

TOWN & COUNTRY VILLAGE HOA
HOMEOWNERS ASSOCIATION, INC.

Annual Board Meeting Minutes

Date: July 21, 2011
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 -- Vacant
Property Manager – Laura Williams – Present

1. Call to Order

Meeting called to order at 7:00 P.M.

2. Approval of Prior Annual Minutes

Sue Leonard noted that in Section 8 that the date needed to be changed to July 21, 2011 instead of 2009. The Board approved of the change and the minutes from last year's annual meeting were approved with the change as written.

3. President's Report

Dave McKnab, President presented his Presidential Report. Dave's report emphasized the progress that the HOA has made in both the physical appearance of the property as well fiscal balance in reserves. (See attachment at the end of the minutes for President's Report.) Dave also discussed the benefits the HOA has received by switching to American Family Insurance. While the HOA paid a \$2500 deductible for the hail damage, American Family Insurance paid \$750,000 to replace 40% of our roofs and repair roof damage on 60% due to hail damage. The HOA is grateful for Joe Sandoval, our American Family Insurance agent's efforts on our behalf in this disaster. Dave also thanked Ed Dlugokecki for his work as a Quality Control Consultant to manage the contractors T&C Village HOA has hired during the year. Dave stated that he is especially pleased with Laura Williams for her hard work as the Property Manager. The HOA" is extremely fortunate that she is our Property Manager." He thanked all the homeowners who were present and stated that he hoped they enjoyed living in the HOA as much as he does.

4. Establish a Quorum

Sharon Wells, the Nominating Committee Chairperson, announced that a quorum was established at 10% of the 501 units at 7:20 P.M.

5. Nomination of Board Members

Dave announced that there were two vacancies on the HOA Board. One was Jim Whitis' position and the other the Member at Large. Jim Whitis and Britain Weise were nominated. Both spoke briefly to explain why they were interested in being on the HOA Board. There were no other nominations. Therefore, Jim Whitis and Britain Weise were elected to fill the Board vacancies for three years by acclamation.

6. Financial Report

Jim Whitis reported that the HOA Reserves are in great shape to meet our future and ongoing maintenance expenses. He also stated that the Reserves have earned 5% earnings in this tough financial market. Although Parker Water and Sanitation raised water and sewer fees by 12%, the reserve accounts are in good shape after American Family Insurance paid to replace 40% of our roofs.

7. Appoint Nominating Chairperson for 2011-2012

Sharon Wells accepted the position of Nominating Committee Chairperson 2012.

8. Set Next Annual Meeting Date, Time and Place:

July 19, 2012 at the Parker Senior Center at 7:00 P.M.

9. Open Forum

- a. A homeowner said she noticed that one of her neighbors is watering his lawn twice a day. She wondered what she should do? Dave told her to call Laura, the Property Manager, and that Laura will talk to the neighbor.
- b. A homeowner was concerned that a vacant unit was becoming a foreclosure and wondered what could be done to prevent an unkempt appearance to the unit. Laura requested that the homeowner call her with her concerns and Laura stated she would check into the situation.
- c. A homeowner stated she was concerned about trash pick-up next week on the day that her street will be closed to have the asphalt repairs done. Dave suggested that she call All Bright Sanitation and ask what arrangements can be made for that trash day.

Meeting adjourned at 7:30 P.M.