

MINUTES SUBJECT TO NEXT ANNUAL MEETING APPROVAL

TOWN & COUNTRY VILLAGE HOA HOMEOWNERS ASSOCIATION, INC.

Annual Board Meeting Minutes

Date: July 19, 2012
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 – Britain Weise – Not Present
Property Manager – Laura Williams – Present

1. Call to Order

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

2. Approval of Prior Annual Minutes

The minutes from last year's annual meeting were approved as presented.

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 as 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 will pay a \$2500 deductible for the hail damage received on June 6, 2012 American Family Insurance will be replacing or repairing all 84 of our roofs. The HOA is grateful for Joe Sandoval, our American Family Insurance agent's efforts on our behalf in this disaster. We are in the process of our major painting project, including replacing all trim and fascia issues on all of our buildings. 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 Dave McKnab's position and the other was Larry Poffenberger's. Dave McKnab, Larry Poffenberger, Linda Keup and Maureen Gollop were nominated to fill the two vacancies. All nominees spoke briefly to explain why they were interested in the HOA Board positions. After the ballots were distributed and counted, Sharon Wells announced the results that Dave McKnab and Larry Poffenberger were elected to fill the Board vacancies for three years.

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 very good shape after American Family Insurance be replacing 100% of our roofs.

7. Appoint Nominating Chairperson for 2012-2013

Sharon Wells accepted the position of Nominating Committee Chairperson 2013.

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

July 18, 2013 at the Parker Senior Center at 7:00 P.M.

9. Open Forum

Homeowners made several suggestions to the Board which the Board agreed to investigate the possibilities.

Meeting adjourned at 7:30 P.M. The next the Annual Board meeting will be July 18, 2013 at 7 PM at the Parker Senior Center.