

MINUTES SUBJECT TO NEXT ANNUAL MEETING APPROVAL

TOWN & COUNTRY VILLAGE HOA
HOMEOWNERS ASSOCIATION, INC.

Annual Board Meeting Minutes

Date: July 18, 2013
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 – Present
Property Manager – Laura Williams – Present

1. Call to Order

Meeting called to order at 7:05 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. 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." Dave also gratefully acknowledged Joe Sandoval and the American Family Insurance Company for delivering on their obligation to TCHOA without hesitation. 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 7:10 P.M.

5. Nomination of Board Members

Dave announced that there was one vacancy on the HOA Board. The vacancy was Sue Leonard's position. Sue Leonard and Lori Gehringer were nominated to fill the vacancy. Both nominees spoke briefly to explain why they were interested in the HOA Board position. After the ballots were distributed and counted, Sharon Wells gave the results to Laura Williams. Dave McKnab announced the results that Sue Leonard was elected to fill the Board vacancy 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 2013-2014 Budget reflects these facts. Although The HOA Board cannot control the increase in the rates that Parker Water and Sanitation charge water and sewer fees, the reserve accounts are in very good shape after American Family Insurance has replaced 100% of our roofs. However, the cost of this hail damage replacement has created a situation where no insurance company will insure the HOA against hail damage without the HOA purchasing a \$2 million deductible policy. Some of the homeowners present had questions about the possibilities of an Assessment if the HOA is struck by another severe hail storm. Joe Sandoval and John Tobin from American Family answered their questions about the protection provided by Loss Assessment Policy additions to each homeowner's policy.

7. Appoint Nominating Chairperson for 2013-2014

Sharon Wells accepted the position of Nominating Committee Chairperson 2014.

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

July 17, 2014 at the Parker Senior Center at 7:00 P.M.

Meeting adjourned at 7:51 P.M. The next the Annual Board meeting will be July 17, 2014 at 7 PM at the Parker Senior Center.