

## **MINUTES SUBJECT TO BOARD MEETING APPROVAL**

*Date:* July 15, 2021

*Place:* The Pace Center  
*Attendees:* President – Joe Derdul – Present  
Vice President – Debbie Miller –Present  
Treasurer – Lowell Willock – Present  
Secretary – Patricia Ross – Present  
Member – Rebecca MacLean – Present  
Community Manager – Laura Williams –Present

### **Minutes of Town and Country Village Homeowners Association, Inc.**

#### **I. Call to Order**

Meeting called to order at 7:15 PM by Joe Derdul, President

#### **II. Approval of Minutes**

The minutes from the July 17, 2020, Board Meeting were approved by the Board Members.

#### **III. President's Report**

Presented by Joe Derdul - President

#### **IV. Nomination and Voting**

The Board called nominees to address the Board, Homeowners and Residents.

**Elizabeth Bergman** (withdrew from the election)

**Susan Caudill**

**Fred McCarthy**

**Ty Pippin**

**Lowell Willock** (withdrew from the election)

#### **V. Financial**

Lowell Willock – Treasurer presented the Financial Report of the HOA year over year.

A copy of the current budget and spending amounts along with the Budget for 2021-2022 was made available to all attendees. A copy of these items was also mailed to each owner in June.

The 2021-2022 budget has various monthly increased amounts due to the allocation of insurance cost for the next fiscal year starting 1 September. Everyone will be getting a second notice on this.

## **VI. Voting Results**

### **CONGRATULATIONS TO THE FOLLOWING ELECTED BOARD MEMBERS**

- Susan Caudill
  - Fred McCarthy
- Both elected for a 3-year term.

## **VII. Appoint Nominating Chairperson For 2021-2022**

Sharon Wells was appointed Chairperson

Thank you, Sharon, for undertaking this job again!

## **VIII. Open Forum**

- A.** Discussion was held about individual water metering.
- B.** Insurance costs allocation.

The next Annual Homeowner's Board meeting will be July 21, 2022, at 7PM at the Pace Center.

Meeting adjourned at 8:55 P.M.



Dear Town & Country Village Homeowners,

This has been a most unusual year with the persistence of COVID, but with the technological help of Zoom we managed some normality in our monthly meetings. We also managed to accomplish a number of significant achievements which are listed below.

These accomplishments were due to the dedicated efforts of our Board members: our Vice-President Debbie Miller, Treasurer Lowell Willock, Secretary Patricia Ross, and Member-at-Large Rebecca MacLean. They have spent countless hours (really) in special meetings throughout the year to move the agenda along.

And, of course, I can't say enough about Laura Williams who is going into her twenty-second year as the Community Association Manager. Without her experience and guidance our jobs on the Board would be much more difficult. Thanks to the attention she pays to the overall management of Town & Country, property values continue to climb where the average home values exceed \$350,000.

**HOA Accomplishments this fiscal year:**

- Negotiated contract with Integrity Home Improvement for landscape maintenance and snow removal, which was very timely because the March 13-15 snowstorm dumped 28.4 inches on Parker
- Retained Shokohi Wealth Management Group to manage the HOA Reserve Account which has helped grow the fund significantly
- Retained Matt's Maintenance Tree Service who removed six dead trees on the property and has been retained to consult with the landscapers to raise the level of care of trees and shrubs
- Planted four new trees and established a contract with Pine Lane Nursery to have their arborist determine the appropriate trees to add to the campus and the best place to plant them
- Brought the HOA current with filing our federal and state income taxes
- Resolved the Slip and Fall suit that was filed against the HOA
- Conducted extensive research and purchased our insurance from USI Insurance saving the HOA \$55,732 a year and providing better coverage
- Repaired and/or replaced a number of timber walls with new rock retaining walls bringing us closer to our ultimate goal to replace all timber walls with rock walls
- Resolved that there would be no general overall increase in the monthly HOA assessments for the first time in memory (except where affected by the new insurance apportionment plan)

---

P.O. Box 1180 – Parker CO 80134-1180 – Phone 303-805-2926 – Fax 303-805-9368  
E-mail: [towncountry.village@comcast.net](mailto:towncountry.village@comcast.net) Website: [www.tchoa.net](http://www.tchoa.net)