

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: August 20, 2009
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 -- Steve Nelson – 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.

2. Approval of Minutes

The minutes from the June Board Meeting were approved as presented.

3. Financial

Jim Whitis reported that the balance in the reserve accounts is approaching \$ 1 million. He stated that the HOA is currently approximately \$90,000 under-budget. A majority of this money will be directed to concrete repair and replacement.

4. Homeowner Communication

Maureen Gollob stated that she was pleased with the new fences. Laura stated that if homeowners go to Sherwin Williams to buy linseed oil to protect your fence and tell them that you are from the HOA, you can get a discounted rate.

Sharon Wells and Maureen Gollob reported that a few gates on Applewood Court are slightly warped. Problems need to be reported to Laura.

5. Old Business

1. Inside Fence Application Linseed Oil

A letter was sent to each homeowner explaining the policy adopted by the HOA Board that it is the responsibility of the homeowner to apply a protective coating to the inside of their fence by October 31, 2009. After the work is completed, the homeowner must notify Laura at the HOA office.

2. Asphalt Repairs

The asphalt repairs in the HOA property will need to be similar to the asphalt repairs at the Senior Center parking lot. Laura suggested that the board drive by and take a look at the work done.

3. Ashtray/Bike Rack at the pool area

Since the pool will be closing after Labor Day, the Board decided to shelve a decision on ashtrays/bike racks until March. Laura reported that the newly installed sun shade was getting a great deal of use.

4. Phase IV Fence update

C & B Landscaping has replaced most of the inferior boards that were identified and will replace the remaining boards. The fence project has progressed to Applewood Court and will complete on Crestwood Court sometime next month.

5. Possible hail damage

Dave reported that the change of insurance to American Family Insurance has been very advantageous to the HOA thanks to Joe Sandoval, our agent. Insurance adjustors inspected the HOA for hail damage to the roofs, gutters, screens and painted surfaces. American Family has paid an initial \$612,000 in damages and has given the HOA checks to begin the repairs. The checks have been deposited in a separate interest bearing account to be used only for paying for hail damage repairs. Those repairs may take up to one year to complete. Our policy has a single \$2,500 deductible and carries a replacement cost value. As work is complete American Family will make continued payments until all the work is completed. Dave stated that we should thank our agent for the changes made in our policies and coverage. Under the old insurance, we had a 2% deductible which means that we would have a deductible of \$900,000 before the insurance company would have paid a penny. As a result of those storms, there are HOA's who have those large deductibles and are in the throes of financial despair and bankruptcy. Big kudos to American Family and our agent, Joe Sandoval.

6. New Business

1. Concrete List

Laura and Ismael inspected all the property for damaged concrete. After reviewing the list for recommended concrete repairs, the Board voted to approve the repairs which will be paid for with a combination of money rolled over from last year's budget and unused snow removal money.

7. Open Forum

Laura encouraged all to come and support the Town and Country Village Softball Team. All games are played at O'Brien Park. The schedule of the game times can be found on the website www.tchoa.net

Meeting adjourned at 7:35 PM. The next monthly board meeting will be September 17, 2009 at 7 PM at the Parker Senior Center.