

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: August 19, 2010
Place: Parker Senior Center
Attendees: President – Dave McKnab -- Present
Vice President – Larry Poffenberger – Not Present
Treasurer – Jim Whitis – Present
Secretary – Sue Leonard--Present
Member at Large -- Steve Nelson – Not Present
Property Manager – Laura Williams – Not Present

Minutes of Town and Country Village Homeowners Association, Inc.

1. Call to Order

Meeting called to order at 7:05 PM by Dave McKnab.

2. Approval of Minutes

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

3. Financial

Dave reported that the current financial reports were available at the front table.

4. Homeowner Communication

None

5. Old Business

A. Roof/Insurance Status

1. Ed Dlugokecki, HOA Agent, Ed submitted reports on the status of the roofs, fire restoration, flood incident and the pool repair project dated 7-16-10 and 8-19-10. These reports are attachments to the minutes.
2. Joe Sandoval, our American Family Insurance Agent, reported that we are awaiting a decision on an extension for the hail damage insurance. He expects a decision by the middle of September.

B. Articles for Newsletter

Dave McKnab stated that articles are still needed for the September newsletter. He encouraged everyone to send one in.

C. Pool Resurface Project

Pool repairs and resurfacing are tentatively scheduled September 7th through 20th.

D. Xeriscape/Designers

The designers will be scheduled to come to the September HOA Board meeting.

E. North Fence Sealing Bid

Dave McKnab stated that the HOA Board plans to schedule a meeting to discuss fence maintenance. The Board needs to develop a plan to schedule protective coating applications and economic payment.

6. New Business

A. Insurance Gaps

Joe stated he would be writing an article that describes the insurance gaps between the HOA master policy and home owner's policy that homeowners need to know.

B. Joe proposed that there be a meeting with the HOA Board, HOA attorney, the American Family Insurance claims manager and the American Family Insurance underwriting manager to discuss the HOA by-laws:

1. what is covered by the master policy vs. the homeowner's policy
2. clarify the apparent ambiguities between the master/homeowners policies related to a clear definition of responsibility
3. what needs to be fixed to define the responsibility of at fault claims.

C. Parker Police of Incidents in the HOA for the current year

Dave reported that he had met with the Parker Police Chief and had received a report of the incidents involving the police in the HOA for the current year. Dave stated the report demonstrates that Town and Country Village is a safe community to live in. Homeowners can view the report at the HOA office.

7. Open Forum

None

Meeting adjourned at 8:20 PM. the next Board meeting will be September 16, 2010 at 7 PM at the Parker Senior Center.