

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: August 18, 2011
Place: Parker Senior Center
Attendees: President – Dave McKnab -- Present
Vice President – Larry Poffenberger – Present
Treasurer – Jim Whitis – Not Present
Secretary – Sue Leonard-- Present
Member at Large – Britain Weise -- 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 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 and Pending Asphalt Repairs

Ed Dlugokecki, HOA Agent, submitted a report on the status of the asphalt repairs.

1. Asphalt Repairs

a. The asphalt contractor vetting process yielded Black Gold Construction Inc. as the selected asphalt contractor to perform Town and Country Village HOA entire asphalt repairs. Timely postings of the work schedule and community map indicating scheduled closures of parking areas, streets and throughways were distributed to all residents and also posted on each community mailbox kiosk. Additionally, project information was also placed on the HOA's website. The work scope magnitude for needed repairs required phased project execution to minimize and negate, as much as reasonably possible, negative impacts regarding access for all community residents. This project also entailed concrete flow pan tear-out and replacement within the community prior to performing asphalt repairs. Summarizing this project, the major work phase of the asphalt repairs project began on July 21st and ended on July 28th. This project phase encompassed performing asphalt crack filling & sealing in addition to seal coating of all asphalt areas within our 15-acre, 501 unit community. The community areas where work was performed included all community owned: parking areas, "feeders", streets and through ways. The work was performed during a period of 7 workdays and included work delays attributable to both inclement weather and contractor equipment failures. Follow-up and "finish" work are still needed to complete this project.

b. The Town & Country Village HOA board of directors and Laura Williams as well as Ed Dlugokecki wants to thank all community residents for their cooperation, patience and understanding during the course of work performed. However, there were several instances when certain parties, both residents and non-residents, ignored traffic control items such as "ROAD CLOSED" barriers, "CAUTION" tape and traffic cone cordoning and traversed through recently repaired asphalt areas causing some re-do work.

B. Reserve Study Proposal

Laura Williams, property manager stated that Steve Bradley has all the information he needs to complete the Reserve Study

C. Landscaping Trial Study

Laura stated she will be talking to the landscape designers soon about the trial study.

6. New Business

None

7. Open Forum

One homeowner asked about the possibility of the HOA shutting off water to a delinquent homeowner's home to encourage that homeowner to pay his dues. Laura stated that further study of that proposal would be needed.

Meeting adjourned at 7:30 PM. The next Board meeting will be September 15, 2011 at 7 PM at the Parker Senior Center.