

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: August 16, 2012
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

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 2012 Board Meetings 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. Paint 2012 Project & Hail Damage Work

1. As a result of the June 6th hail event, the Town & Country Village HOA Paint 2012 Project was suspended temporarily pending an American Family Insurance (AMFAM) hail damage assessment. Both carpentry and painting operations were affected as a work stoppage was in place until the preliminary damage assessment was completed. The preliminary damage assessment has been completed and carpentry & painting has resumed.
2. A second AMFAM supplemental claim assessment was initiated since 19 structures had just received fresh paint prior to the hail event. This assessment will address concerns regarding both paint manufacturer & paint workmanship 10-year warranties. These warranties appear to be in jeopardy, as the recently applied paint did not have proper time to cure & adhere to the substrates it was applied to when the hail event occurred. Paint takes approximately 30 - 45 days to fully cure & adhere to substrates once applied. If hail damaged during this cure period, proper paint bonding is affected. It is possible these 19 structures may require an additional coat of paint to south & east facing exposures in addition to hail damage paint repairs being performed so the warranties will remain unaffected. Additional work notification postings will be provided to inform HOA residents when work will be performed on affected residences.
3. The AMFAM hail damage assessment indicates substantial roof damage also. As painting is re-done on the 19 affected structures, roof replacement & repair actions will begin. Construction logistics dictate the roofing order-of-work to follow the painting crews work order. Again, roof work postings will be provided to all homeowners & residents explaining when work is scheduled & parking limitations.
4. As mentioned last month in the homeowner and resident postings, all contractors involved with carpentry, painting & roofing are using industry approved safety measures

& exercising precautions during all work actions. We ask all homeowners and residents to help these contractors prevent damage to your exterior personal property by removing items such as but not limited to: patio lounge chairs, tables, planters or any item that could be damaged in the event of accidental falling construction materials or painting operations. Access to your units' exterior surfaces is needed by CertaPro Painting and Western Venture personnel to perform their work to include: entryway doors, backyards and sheds exterior surfaces. Please remove all items to include: BBQ's, trash containers, planters or other obstacles away from these exterior surfaces. CertaPro Painting, Western Venture, Tennant Roofing and the Town & Country Village HOA will not be responsible for damages to any personal or private property not properly secured during the time of work performance. **Please ensure your backyard is clear of hazards such as debris and dog excrement if present.**

5. Again, Town & Country Village HOA board members, Laura Williams, Ed Dlugokecki and all contractors realize the temporary inconveniences these projects may cause and wishes to thank all homeowners and residents for their cooperation, help and understanding.

B. Pool Work

1. The HOA's pool recently had a heater issue requiring complete heater replacement. Replacement was successfully accomplished.

B. Landscaping Project

There is no current update for this project.

6. New Business

None

7. Open Forum

A. A homeowner asked when the broken brick at the Rosewood Court & Summerset Lane kiosk would be cleaned up? Ed Dlugokecki stated that it would be cleaned up shortly.

B. A homeowner suggested the use of email to avoid the cost of postage. Laura Williams stated that the notices about the annual meeting and other HOA sponsored events must be mailed are required by the HOA by-laws. In addition, many email addresses change frequently which makes it difficult for the HOA Board to be aware of the changes. She further suggested that HOA homeowners go to the HOA website: www.tchoa.net for current information.

Meeting adjourned at 7: 45 PM. The next Board meeting will be the Annual Board meeting September 20, 2012 at 7 PM at the Parker Senior Center.