

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: September 16, 2010
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 7:23 PM by Dave McKnab.

2. Approval of Minutes

The minutes from the August 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 Pool Resurface Project

Ed Dlugokecki, HOA Agent, submitted reports on the status of the roofs, fire restoration, flood incident and the pool repair project.

1. Roof Wind Damage Project

a. Tennant Roofing Inc. was on-site recently to estimate materials and costs to make repairs to roofs experiencing recent wind damage. The damages include and are not limited to loose, torn and missing shingle tabs, roof leaks and sealing issues. These repairs are only associated with structures not having had complete roof replacement.

2. Hail Damage Claim Summaries

a. Additional hail restoration work is still in progress throughout the community. As this work is also nearing completion, insurance claim summaries are created for submission to Town and Country Village HOA's insurance carrier. Each individual summary itemizes and audits all restoration work performed on each community structure.

b. Laura reported that we are still waiting for a decision on an extension for the hail damage insurance.

3. BF10818 Fire Restoration

a. Restoration efforts have been completed at BF10818 with the exceptions of minor fit and finish issues that Interstate Restoration is aware of and correcting. To date, BF10818 had drywall mud/ taping and finishing, interior paint application, interior door installations, second level bathroom wall tiling, carpet installation, trim/moldings and baseboard installation, electrical fixture installations and replacement landscaping accomplished.

b. The Town of Parker, Bldg. Dept. personnel have inspected and certified all phases of reconstruction to include final inspections with approvals. Laura Williams, Town and Country Village HOA Property Manager and Ed Dlugokecki, Town and Country Village HOA Agent performed additional inspections during all phases of reconstruction.

c. Daily supervision of Interstate Restoration personnel is conducted and coordination is performed with the HOA's insurance carrier.

4. BF10816 Fire & Flood Restoration

a. With restoration activities now completed within this unit, the representative for Michaelson, Connor & Boul who manages this unit have inspected and approved all performed work.

5. BF10820 Fire Restoration

a. During the fire incident occurring at BF10818, BF10820 also acquired some damage to the exterior corner closest to BF10818. Interstate Restoration personnel replaced and painted to match, the affected shutters on this unit.

6. Pool Repairs Project

a. The Town and Country Village HOA pool is undergoing pool repairs and resurfacing. Currently, the copingstones around the circumference of the pool's top edge were removed and replaced. Additionally, the existing waterline tiles were removed and are scheduled for replacement. Estimates for concrete pool decking repair/replacement are anticipated.

b. The HOA Board received a \$ 13,680 bid to replace all of the concrete pool decking. The Board approved acceptance of this bid. All of the pool repairs will be completed this fall.

B. Articles for Newsletter

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

C. Xeriscape/Designers

Two designers, Carole Kastler with Camelot Design and Dee Mozina with Rambling Rose Landscape Design, presented their proposals for xeriscape design for the HOA property. The Board decided to study both proposals.

D. Insurance Gaps

Laura stated that the HOA attorney, Myra Lansky would be willing to meet with the Board and American Family Insurance representatives to discuss the HOA by-laws concerning insurance.

6. New Business

A. Laura stated that she had negotiated a 3 year contract extension with Perennial Landscape at the present price for 2 years and a 3% increase in the third year. The Board voted to approve the contract.

B. Laura reported that 6 homeowners had taken a tour of the Parker Water and Sanitation District's facilities and had presented PWSD with a copy of the water bill from the building in which they live. The homeowners thought the tour was very interesting and informative. PWSD credited the HOA with a \$90 credit on this month's water bill. If a homeowner from each of the 82 buildings of the HOA took the tour and presented PWSD with a copy of the water bill from each building, the HOA would be credited \$1230. The Board is encouraging homeowners to sign up for the tour and to get a copy of their building's water bill from Laura to take along with them.

7. Open Forum

None

Meeting adjourned at 8:08 PM. The next Board meeting will be October 21, 2010 at 7 PM at the Parker Senior Center.