

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: September 17, 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 – 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 August Board Meeting were approved as presented.

3. Financial

Jim Whitis reported the current financial reports were available at the front table.

4. Homeowner Communication

Helga Couch stated that she was very pleased that the HOA property looks so good!

5. Old Business

1. Inside Fence Application Linseed Oil

Applications must be applied by October 31st, so the Board will inspect the inside of all the fences on the property shortly after that date.

2. Bike Rack

Even though the Board had decided to table a decision on bike racks until next summer, Laura stated that a scrap dealer had obtained 5 bike racks from a salvage yard at a very low price. The bike racks have been refurbished and placed at the pool and several other places in the HOA where bike riders gather.

3. Phase IV Fence update

Work is being completed on Crestwood Court and the final inspection with required repairs should be done this month.

4. Concrete List

The work is being completed on the properties identified on the list at last month Board meeting. In addition, new sites in need of concrete repair have been identified. The Board voted to approve the new \$10,000 of repairs which will be paid for with a combination of money rolled over from last year's budget and unused snow removal money.

6. New Business

1. Roof/Insurance Status

Laura reported that she has prepared a very detailed prequalification questionnaire to be completed by all companies which wish to bid on the job of repairing the damaged roofs. The completed forms are due back to the HOA by 9/25/09. Bid packets will be mailed to the Board selected companies. The Board will then select the winning company from the applicants. The roofing project is scheduled to begin approximately 10/23/09.

2. Laura's Vacation Information

Laura will be on vacation October 19th to the 24th. Jennifer Miller will be in the office several hours during these days. Dave stated he will be available to be in the office during this time. Please call if you need to meet with someone in the office.

3. A 'Concerned Homeowner' emailed (this email is attached to these minutes. The questions will be discussed in the order that they are outlined in the email.) Dave thanked 'concerned homeowner' for submitting these concerns to the Board.

1. Laura stated that the HOA employees have been cleaning up the glass but have not been able to control the liquids oozing. She stated that she has contacted the trash company owner. He stated that he is welding a metal plate to fix the hole in the trash truck. The HOA will continue to monitor this

problem. The contract was renewed in August 2009. The HOA pays the trash removal company \$5010/ month which is \$10/month for each unit.

2. Laura stated that she was unaware of the problem but she will investigate it.
3. Laura stated that the owners of the property have been sent an ACC letter about the boat. The HOA will have the boat removed if necessary.
4. Laura stated that she talked to the owner about cleaning up the oil spill and repairing the vehicle. She stated she will follow up on this problem.
5. The Board will inspect the interior fences on the entire property after the October 31st deadline.
6. We have filed claims with American Family Insurance. American Family has paid an initial \$612,000 in damages and has given the HOA checks to begin the repairs. Prequalification letters have been sent to potential contract bidders.
7. Laura stated she did not know the light burned out. Ismael just replaced the photocell 2 weeks ago. She stated she would follow up on this problem.
8. After a brief discussion, the Board stated that Pulte Homes had arbitrarily installed water spigots on the front of some units but not of all units. The Board stated that outdoor spigots are the homeowner's responsibility. If a homeowner wants to install a water spigot on the front of his/her unit, the responsibility and expense would be the homeowner's, not the HOA's.
4. The Board voted to approve a change in the By-Laws to allow the use of sun shades on patios. The sunshades allowed will be subject to the terms and conditions set by the ACC.
5. After a brief discussion, the Board voted not to allow lattice work on patios as requested by Frank Tancredi.
6. Following a brief discussion of Open House Sign problems, the Board voted to change the rules regarding signs for Open Houses. Open House signs may only be displayed during the hours of the Open House while someone is in the house to show it to visitors. The signs must be taken down each night and when the Open House is over.

7. Open Forum

No discussion

Meeting adjourned at 7:35 PM. The next monthly board meeting will be October 15, 2009 at 7 PM at the Parker Senior Center.

Laura Williams

Subject: FW: Tonight's HOA Meeting

Laura,

I am trying to do my part and put everything in writing here. I am asking for a few things that we have discussed to be addressed at the meeting tonight simply to ensure that the board is aware of the matters. Some we have not discussed.

Please include the following on tonight's HOA meeting agenda so that I can have some input on the items:

1. Garbage (including glass) is continually being spilled throughout Summerset Court on Wednesday mornings when the truck comes and picks up the trash. The court now has numerous spill stains from the garbage that has been spilled in the past few weeks. This has never been a problem before.

When is our current contract up?

How much are we paying for trash removal services at this time?

2. VI, A. VEHICLE STORAGE A commercial style van has been being stored at 20048 for approximately 2 months now and has only been moved once (that I've observed) to back the van in the driveway. The nobody is driving the vehicle and it is not even parked fully in the driveway but in the rocks next to the driveway.

3. There has been a boat in the driveway of 20033 Briarwood for about a month now. I called this in about two weeks ago but the boat is still there. Rules and Regulations VI, M DISALLOWED VEHICLES state that this is only allowed for 24 hours.

4. 20044 Summerset Court has a beige/gold color suburban type of vehicle in the driveway with an oil leak that has left a large (4'x6') oil spill on the driveway. What are the responsibilities of the owner to clean the spill up? It is being tracked onto the asphalt now behind their driveway.

5. Has my interior fence been inspected/approved for the stain that I applied within a few weeks of the exterior stain being applied.?

6. Has the insurance company got back with us on the hail damage and what is the progress of the repairs?

7. Lolly-pop style light bulb is burned out on the street light at 20048 Summerset Court.

8. Our building doesn't have a water spigot on it. What has the board decide on having one installed in our unit for the sake of watering plants outside?

Thank you Laura,