

## MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

*Date:* September 15, 2011  
*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 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 Pending Asphalt Repairs

Ed Dlugokecki, HOA Agent, submitted a report on the status of the asphalt repairs and the community swimming pool.

##### 1. Asphalt Repairs

- a. On-going coordination efforts are in-progress with Black Gold Construction Inc. to perform “finish work” thus completing the asphalt repairs project. Some examples of this “finish work” include and are not limited to; additional crack filling, patches, sealing touch-up and additional asphalt sealing operations. The painting and stenciling process associated with this project is also being addressed. This project aspect includes parking slot assignment stenciling uniformity and “FIRE LANE” identification throughout the entire HOA community. Furthermore, a project change order was requested for curb-stop placement and installation near recently replaced retaining walls. The curb-stops should prevent damage caused by vehicles hitting these “new” walls during parking.
- b. The Town & Country Village HOA board of directors, Laura Williams and Ed Dlugokecki want to thank all community residents for their cooperation, patience and understanding during the course of work being performed.

##### 2. Community Pool

As of September 5, 2011, the Town and Country Village HOA pool is officially closed for the summer season. Pool winterization procedures are scheduled to be performed.

##### 3. Roof/Insurance Status

Laura Williams stated that the HOA has received insurance payments but some repairs are still to be done. Sue Leonard stated she has not received an insurance payment from American Family for hail damage to her screens.

##### B. Reserve Study Proposal

Laura Williams, property manager stated that the Reserve Analysis: 2011 Update and Revision by Steve Bradley is in the HOA Board packets. Laura suggested that the Board members read the report and plan to discuss it at October’s meeting.

**C. Landscaping Trial Study**

Laura stated that she plans to have the Board review the landscape designer's proposals for the trial study this Winter in hopes that the work can be done next Spring.

**6. New Business**

None

**7. Open Forum**

None

Meeting adjourned at 7:12 PM. The next Board meeting will be October 20, 2011 at 7 PM at the Parker Senior Center.