

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: September 18, 2014
Place: Parker Senior Center
Attendees: President – Dave McKnab – Present
Vice President – Larry Poffenberger – Present
Treasurer – Jim Whitis –Present
Secretary – Sue Leonard – Not Present
Member at Large – Britain Weise – 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 7:00 PM by Dave McKnab.

2. Approval of Minutes

The minutes from the August 2014 Board Meetings were approved as presented.

3. Financial

Dave reported that the current financial reports were available at the front table.

4. Homeowner Communication

No Homeowner communication.

5. Old Business

A. Fence Work

Board voted to proceed with Phase III and chose to proceed with American Maintenance.

B. Landscaping Project – ON HOLD

C. Entry Signage – ON HOLD

6. New Business

A. Contingency Plan

Jim Whitis created an outline of a basic plan. Laura is to create a basic list of where to find key, list of websites, passwords, etc. Present a rough draft of daily/weekly, monthly processes at next meeting.

B. Warranty Review

Board reviewed and voted to proceed with a bi-annual warranty review per bid supplied by Sarge's Home Improvement.

C. Chase Bank

Board voted to close the Chase accounts which were initially set up for the insurance money from the hail damage claim. The board voted to move the \$40.88 left into the savings account at Citywide Banks.

D. New CPA

Dave, Jim and Laura spoke with one company last week. Liked the CPA but felt the rate was too high. Will continue to try to find a qualified CPA with HOA and audit experience.

E. Generator

HO requested permission to install a backup generator powered by natural gas. After discussion, the board voted to allow the installation of the generator as long as it is installed by a qualified, licensed contractor and is approved by IREA & Xcel Energy. It must follow all other HOA rules – noise levels, not visible, etc.

7. Open Forum

None

Meeting adjourned at 7: 45 PM. The next Board meeting will be on October 16, 2014 at 7 PM at the Parker Senior Center.

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