

**MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL**

*Date:* October 15, 2009  
*Place:* Parker Senior Center  
*Attendees:* President – Dave McKnab -- Present  
Vice President – Larry Poffenberger – Present  
Treasurer – Jim Whitis – Not 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 September Board Meeting were approved as presented.

**3. Financial**

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

**4. Homeowner Communication**

None

**5. Old Business**

1. Inside Fence Application of Linseed Oil

Application of Linseed oil or other protective coating to the inside of all fences on the property must be completed October 31<sup>st</sup>. Please call Laura when the work has been completed. The Board will be inspecting the inside of all fences on the property shortly after that date. A letter was sent to each homeowner on August 29, 2009 informing the homeowner that if a protective coating has not been applied, the HOA will hire someone to complete the work and will charge the homeowner \$250.

2. Phase IV Fence update

The work has been completed and all fences have been replaced. A walk through to inspect the work will be done by the Board shortly.

3. Concrete List

Just under \$100,000 of concrete repairs and replacement have been completed. The repairs improve the appearance of the property and help keep property values up. Further concrete repairs will be considered next year if the budget allows.

4. Laura's Vacation Information

Laura will be on vacation October 19<sup>th</sup> to the 24<sup>th</sup>. Dave McKnab will have the emergency pager. Ed Dlugokecki, Roof Project Supervisor will be in the office.

**6. New Business**

1. Roof/Insurance Status

Hail damaged approximately 40 % of the buildings on the property. American Family Insurance has given the HOA checks to begin the repairs and will make continued payments until all the work is completed.

2. Roof Project Supervisor

Ed Dlugokecki has been hired from a group of applicants to be the Roof Project Supervisor. The Board believes that the Supervisor will protect the interests of the HOA on this project to prevent any problems for the HOA during and after the completion of the project. Steve Nelson stated that now and in the future, a project supervisor will be hired to prevent any problems for the HOA as has occurred with past projects.

Ed reported that roofing project bid packets are being sent to 8 companies which have completed the very detailed prequalification questionnaire. The Board will decide to which company to award the project based on the determined criteria.

3. Bid to Trim Trees

Laura presented a bid from Perennial Landscape Company to remove dead trees and trim back HOA trees that are touching buildings on HOA property (not trees inside the backyards of homeowners.) Dave McNab moved that the Board obtain 2 other bids for the work before a decision is made. The motion was seconded and approved.

#### **7. Open Forum**

1. Brandon Miller asked about replacing the pressure regulator valves. Several companies will check the pressure in the regulator valves at no charge. If the pressure is below 80 psi, the regulator valve does not have to be replaced. Please submit a copy of the report to Laura. If the pressure is greater, the pressure regulator valve must be replaced. When the work is completed, the homeowner must bring a copy of the invoice for the plumbing work to the office to receive the \$40 rebate from the HOA. A letter was sent to each homeowner on August 29, 2009 informing the homeowner the pressure regulator valve must be replaced by the end of 6 months (March 1, 2010.)
2. Trish Reusing asked about the protocol to follow about a barking dog complaint. If possible, talk to the dog's owner. If that is not effective, call Parker Police. The police officers will contact the owners. Lauren Hansen is the officer in charge of dog complaints.

Meeting adjourned at 7:20 PM. The next monthly board meeting will be November 19, 2009 at 7 PM at the Parker Senior Center.