

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: October 21, 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 7:01 PM by Dave McKnab.

2. Approval of Minutes

The minutes from the September 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, hail damage claims, fire restoration and the pool repair project.

1. Roof Wind Damage Project

a. Tennant Roofing Inc. was on-site recently to perform recent wind damage roof repairs per earlier estimates provided to the HOA. Additional repairs are scheduled for completion by the end of next week barring inclement weather. 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. To date, there are no issues with structures 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.

3. BF10818 Fire Restoration

a. Restoration efforts are now complete at BF10818. The unit is in compliance with all building codes and certified through final inspections by Town of Parker's Building Department.

b. The unit's owner is glad restoration is complete and has since moved into the residence.

c. Today, a hearing was held at the Douglas County Courthouse regarding criminal proceedings and case disposition relating to the BF10818 fire. More information will become available as the related judicial process unfolds.

4. Pool Repairs Project

a. The Town and Country Village HOA pool is undergoing pool repairs and recently was resurfaced to include waterline tile replacement. Additionally, concrete pool decking

replacement actions were completed. Additional concrete work and coping stonework is pending for the pool skinner areas. Pool winterization actions are also pending and anticipated to be completed soon.

B. Articles for Newsletter

Laura stated that articles are still needed for the newsletter and requested that the articles be sent in.

6. New Business

A. Jim Whitis stated that he attended the PWSD Board Meeting on October 14th. The Water Board discussed large increased fees to pay for new water treatment facilities for Rueter-Hess Reservoir. Although no decisions were made at the meeting, the rates are definitely going to be increased by large amounts. The Water Board is concerned that if Amendment 61 passes, they might not be able to fund the project. For more information see: <http://denver.yourhub.com/Parker/Stories/Letter-to-the-Editor/Story~744876.aspx>. Jim stated he was disappointed to learn that tap fees for new developments had been lowered which will only encourage more population growth.

B. Joe Sandoval, American Family Insurance, discussed three issues.

1. He recommends increased liability coverage for sewer backups.

2. The HOA needs specifics on the by-law clarification of sump pump claims.

7. Open Forum

None

Meeting adjourned at 7:33 PM. The next Board meeting will be November 18, 2010 at 7 PM at the Parker Senior Center.