

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: November 18, 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

HOA locked out of Parker Senior Center. Meeting moved to Dave's house and called to order at 7:01 PM by Dave McKnab.

2. Approval of Minutes

The minutes from the October Board Meeting were approved as presented.

3. Financial

Dave reported that the current financial reports were available.

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 finish performing recent wind damage roof repairs per earlier estimates provided to the HOA. The damages include and are not limited to: loose, torn and missing shingle tabs, compromised pipe jacks, chimney chase flashing, 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 packet contains itemization and audit documentation for all restoration work performed on each community structure.

3. BF10818 Fire Restoration

a. Currently, criminal proceedings are underway in Douglas County Court as related to the fire incident at BF10818. Restitution for damages is being sought from the responsible and involved party(s).

4. Pool Repairs Project

a. The Town and Country Village HOA pool was resurfaced and skimmer repairs performed. The waterline tile and copingstones were also replaced. Additionally, the concrete pool deck was also replaced. Pool winterization actions have been completed.

B. Articles for Newsletter

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

C. Parker Water

Jim Whitis, Dave McKnab and Sue Leonard stated that they attended the PWSD Board Meeting on November 11th. The Water Board discussed large increased fees to pay for new water treatment facilities for Rueter- Hess Reservoir. The Board voted to increase the fees an estimated 27 % which translates into an increase of \$28/ month in HOA dues. Darcy Beard was able to decrease some of the increases in the budget such as a decrease to \$8/1000gal of water used from the proposed \$ 9.50/1000 gal for tier Level 5 which the T&C HOA falls into. Dave McKnab is trying to schedule a meeting with the Assistant Director of PWSD to discuss having the HOA billed as individual homeowners at Level 1 or 2 instead of a large water user group which will be charged at Level 5. Jim stated he was disappointed to learn that tap fees for new developments had been lowered which will only encourage more population growth.

6. New Business

A. Holiday Judging

Judging of Holiday Decorations will be done on December 19, 2010. We are looking forward to seeing many beautiful entries this year. More information will be posted on the website and the bulletin boards at the mail kiosks soon.

B. Joe Sandoval, American Family Insurance, stated that new policies at American Family Insurance will produce new discounts for the HOA policy.

C. Electronic deposition of Federal withholding taxes

The Board approved giving Laura the authority to deposit Federal withholding taxes electronically.

D. The Board voted to accept the Pre-Short Closure sale at 19756 Applewood Court.

E. The Board denied the variance request at 19702 Crestwood Court. The Board stated that the front doors must have the moldings in the front doors to maintain the charm and character of the Town and Country Village HOA.

7. Open Forum

None

Meeting adjourned at 7:52 PM. Since there is no December Meeting, the next Board meeting will be January 20, 2010 at 7 PM at the Parker Senior Center.