

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: November 17, 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 – 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 7:02 PM by Dave McKnab.

2. Approval of Minutes

The minutes from the September and October Board Meetings 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. Asphalt Repairs

Ed Dlugokecki, HOA Agent, submitted a report on the status of the asphalt repairs.

1. Town and Country Village HOA's Asphalt 2011 Project is now finalized as all finish work was recently completed. Additionally, curb stops were placed in several parking areas to prevent vehicle damage to landscape retaining walls.
2. 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 performance of work to complete this project.

B. Reserve Study Proposal

The Board discussed the Reserve Analysis: 2011 Update and Revision by Steve Bradley. The Study shows that the HOA Reserves are at 76% of estimated expenses for continuing repair expenses, i.e., painting, fences, roofs etc., which puts the HOA in good position to handle the expenses in the future. However, the Board has some questions it would like to discuss with Steve Bradley, so Dave recommended a meeting with Steve within the next 60 days.

6. New Business

A. SW108XX Email

The Board received an email from a homeowner who stated she would like to talk to the Board members about some questions she had. The homeowner came to the meeting and Dave discussed each item she had mentioned in her email.

1. Solar panels on the roof for heating—Solar panels are not allowed for two reasons. The addition of solar panels (anything that is attached to the HOA buildings could possibly damage the building) which would greatly increase the cost of the HOA's insurance policy and would not be appropriate for our designation as part of Historic Old Downtown Parker.
2. Solar attic fans—Solar attic fans that only cool the attic are permitted because the cooling of attic prolongs the life of the roof shingles. Several homeowners have had them installed and state they have been very pleased with them. Dave offered to refer her to some of these

homeowners.

3. Hotel A/C and Heating units for her upstairs bedrooms installed under each bedroom window—Any units attached to the outside of the building would greatly increase the cost of the HOA's insurance policy and would not be appropriate for our designation as part of Historic Old Downtown Parker. Two members on the Board stated that they had purchased portable air conditioners which do not protrude out the windows. Both stated that they had been very pleased at how well the portable units cooled the upstairs bedroom and that the cost to run the portable unit not only was less than the whole house air conditioner but also cooled the upstairs bedroom better.
4. Suncatchers Patio covers or a free standing patio cover like the ones at Home Depot and Lowe's sell because her patio faces west and becomes unbearable in the summer--Any units attached to the outside of the building would greatly increase the cost of the HOA's insurance policy and would not be appropriate for our designation as part of Historic Old Downtown Parker. Umbrellas that fit in the middle of a table are permitted to be up while they are being used but must be closed when not in use.

B. Holiday Light Judging

Judging of Holiday Decorations will be done on Sunday, December 19, 2011. We are looking forward to seeing many beautiful entries this year. More information will be posted on the website <http://www.tchoa.net> and the bulletin boards at the mail kiosks soon.

7. Open Forum

None

Meeting adjourned at 7: 47 PM. No HOA Board Meeting in December. The next Board meeting will be January 19, 2012 at 7 PM at the Parker Senior Center.