

MINUTES SUBJECT TO NEXT ANNUAL MEETING APPROVAL

TOWN & COUNTRY VILLAGE HOA
HOMEOWNERS ASSOCIATION, INC.
Annual Board Meeting Minutes

Date: July 21, 2016
Place: Parker Senior Center
Attendees: President – Sue Leonard – Present
Vice President – Fred Couch – Present
Treasurer – Jim Whitis – Present
Secretary – Lori Gehringer – Present
Member at Large – Larry Poffenberger – Present
Property Manager – Laura Williams – Present

1. Call to Order

Meeting called to order at 7:05 P.M.

2. Approval of Prior Annual Minutes

The minutes from last year's annual meeting were approved as presented.

3. President's Report

Sue Leonard, President presented her Presidential Report. Sue's report reported current projects as well as plans for future projects. She thanked the Board for their dedication to Town & Country Village HOA. As well as thanking Laura Williams for her time and expertise in keeping this HOA running smoothly.

4. Establish a Quorum.

Sharon Wells, the Nominating Committee Chairperson, announced that a quorum was established at 7:10P.M.

5. Nomination of Board Members

Laura Williams announced there is one vacancy on the HOA Board. The vacancy is for Sue Leonard's positions. Sue was elected to retain her seat by acclamation by the members in attendance.

6. Financial Report

Jim Whitis reported that the HOA Reserves are in great shape to meet our future and ongoing maintenance expenses. He also stated that the 2016-17 Budget reflects these facts.

7. Insurance Report

Joe Sandoval, American Family Insurance Agent, spoke briefly regarding the insurance coverage and informed the homeowners our premiums will increase but only slightly.

8. Appoint Nominating Chairperson for 2016-2017

Sharon Wells accepted the position of Nominating Committee Chairperson 2017.

9. Set Next Annual Meeting Date, Time and Place:

July 20, 2017 at the Parker Senior Center at 7:00 P.M.

Meeting adjourned at 7: 43 P.M.



Greetings All, and welcome to the 2016 Town and country Village Homeowner's Association Annual Meeting. Thank you for attending.

We are fortunate to have a motivated, dedicated, attentive and active Board of Directors to tend to the business of Town and Country Village. Therefore, with sincere appreciation and respect, I thank Larry, Fred, Jim and Lori for the work they have done this year on our board. Also, to Dustin and Tyler who were elected last year, but they have now moved on from Town & Country Village.

As a homeowner and HOA board member, I am supremely thankful for Laura Williams, our Community Manager. The demands of the job are enormous and incessant. She handles it all knowledgeably, capably and with professional skill and confidence. I admire and respect her and consider Town and Country Village extremely fortunate to be the beneficiary of her talent and expertise.

Town and Country Village is physically in great shape. Certa-Pro came out and did some warranty work this to keep our buildings looking great. Rock beds will continue to be



rejuvenated until all are replaced. Similarly, a few stone retaining walls were installed replacing timber walls on Longs

Way. Concrete repairs will resume later this summer. Several dead trees have been cut and removed from the property. We lost about 385 shrubs and we have replaced about 150 of those shrubs. With the removal of many of those shrubs, we found rotten timbers and they have been replaced as necessary. Let there be no doubt, maintenance issues will always be with us. Our response time is better than ever, again, thanks to Laura. It is imperative, however, that any maintenance issue be emailed, faxed or delivered in writing to Laura.

We remain fiscally in great shape. Our reserves to cover future projects are on track. We believe keeping our reserves on track will eliminate any future assessments and allow us to maintain low monthly dues.

Thank you for attending tonight.

Sue Leonard
President
T&CVHOA