

MINUTES SUBJECT TO NEXT ANNUAL MEETING APPROVAL

TOWN & COUNTRY VILLAGE HOA
HOMEOWNERS ASSOCIATION, INC.

Annual Board Meeting Minutes

Date: July 17, 2014
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 – 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

Dave McKnab, President presented his Presidential Report. Dave's report emphasized the progress that the HOA has made in both the physical appearance of the property as well as fiscal balance in reserves. Dave also thanked Ed Dlugokecki for his work as a Quality Control Consultant to manage the contractors T&C Village HOA has hired during the year. Dave stated that he is especially pleased with Laura Williams for her hard work as the Property Manager. The HOA is extremely fortunate that she is our Property Manager." Dave also gratefully acknowledged Joe Sandoval and the American Family Insurance Company for delivering on their obligation to TCHOA without hesitation. He thanked all the homeowners who were present and stated that he hoped they enjoyed living in the HOA as much as he does.

4. Establish a Quorum

Sharon Wells, the Nominating Committee Chairperson, announced that a quorum was established at 10% of the 501 units at 7:10 P.M.

5. Nomination of Board Members

Dave announced that there were two vacancies on the HOA Board. The vacancies were Jim Whitis and Britain Weise's positions. Jim Whitis and Britain Weise were nominated to fill the vacancies. Both nominees spoke briefly to explain why they were interested in the HOA Board position. Since no one else stated that he or she was interested in running for the open Board positions. Dave McKnab announced that both Board Members had been re-elected by acclamation for next three years.

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 2014-2015 Budget reflects these facts. Although The HOA Board cannot control the increase in the rates that Parker Water and Sanitation charge water and sewer fees, the reserve accounts are in very good shape.

7. Appoint Nominating Chairperson for 2014-2015

Sharon Wells accepted the position of Nominating Committee Chairperson 2015.

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

July 16, 2015 at the Parker Senior Center at 7:00 P.M.

Meeting adjourned at 7:40 P.M. The next the Annual Board meeting will be July 16, 2015 at 7 PM at the Parker Senior Center.