

MINUTES SUBJECT TO NEXT ANNUAL MEETING APPROVAL

TOWN & COUNTRY VILLAGE HOA
HOMEOWNERS ASSOCIATION, INC.

Annual Board Meeting Minutes

Date: July 16, 2015
Place: Parker Senior Center
Attendees: President – Larry Poffenberger – Present
Vice President – Fred Couch – Present
Treasurer – Jim Whitis – Present
Secretary – Sue Leonard – Present
Member at Large – Lori Gehringer – Present
Property Manager – Laura Williams – Present

1. Call to Order

Meeting called to order at 7:03 P.M.

2. Approval of Prior Annual Minutes

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

3. President's Report

Larry Poffenberger, President presented his Presidential Report. Larry'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. Larry 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." Larry thanked all of the Board members who had worked so hard during the year. He thanked all the homeowners who were present and stated that he hoped they enjoyed living in the HOA as much as he does. Larry also gratefully acknowledged Joe Sandoval and the American Family Insurance Company for delivering on their obligation to TCHOA.

4. Establish a Quorum.

Sharon Wells, the Nominating Committee Chairperson, announced that a quorum was established at 7:03P.M.

5. Nomination of Board Members

Laura Williams announced that there were two vacancies on the HOA Board. The vacancies were Larry Poffenberger and Lori Gehringer's positions. Larry Poffenberger, Lori Gehringer, Dustin Labutte and Tyler Clement were nominated to fill the vacancies. All 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. After the ballots were counted, Laura announced that Dustin Labutte and Tyler Clement had been elected 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 2015-2016 Budget reflects these facts.

7. Insurance Report

Joe Sandoval, American Family Insurance Agent, stated that because of large payments by American Family for the new HOA roofs and other expenses, the HOA policy has a large deductible that must be met before any payments are made. To meet this deductible, the HOA would have to require each HOA homeowner to pay a large fee. Insurance companies are offering an additional coverage called a "loss assessment" which would cover those costs inexpensively for \$5 per year. Joe stated that some HOA homeowners have this coverage now. He stated he would provide all HOA homeowners with information about obtaining this coverage.

8. Appoint Nominating Chairperson for 2015-2016

Sharon Wells accepted the position of Nominating Committee Chairperson 2016.

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

July 21, 2016 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 21, 2016 at 7 PM at the Parker Senior Center.