

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Town & Country Village Homeowner's Association, Inc. Board Meeting Minutes – January, 2004

Date: January 15, 2004

Place: Parker Senior Center

Attendees: President – Len Price – Present
Vice President – Alan Hahne – Present
Secretary – Sharon Roybal – Present
Treasurer – Charles Dohnalek – Present
Member at Large – Dawn Fields – Present
Property Manager – Laura Williams – Present

Minutes

1. Call to Order

Meeting called to order at 7:00pm.

2. Introduction of New Board Members

Len introduced the new board members, the realigned board positions and their responsibilities.

3. Sharon Roybal - Secretary

Sharon talked about the Neighborhood Watch. She has put up fliers on all the kiosks asking for volunteers. She would like to get started by March, April at the latest. It was also suggested that for pennies, homeowners could leave on their porch lights (front & back) so that the neighborhoods wouldn't be so dark. She gave a list of the Holiday Lights Contest winners.

4. Len Price

Documents Committee-Len explained some of the changes in the documents. We will go from a 2 tier payment system to a 5 tier payment system for dues and assessments. He explained that these tiers will be based on linear footage of the units. He stated that the Docs Committee turned over their changes to our attorney and we have received back the red-line copy. The Docs Committee will meet one more time to review this copy and approve it. At that time, the new documents will be presented to the homeowners for consent. Because of the changes involved, we will be required to get 67% approval from the members and 67% approval from the first mortgage holders. Also, he explained that he and John Distefano were trying to come up with ways to create a special reserve account to be funded exclusively for future maintenance projects and they were working on a budget plan based on the 1999 & 2001 reserve study for a 5, 10 and 15 year plan.

Gillan's - Len stated that he and Dawn Fields had a conference call with Gillan's regarding a retainer to begin the bidding process for the painting and gutters.

5. Ruth Ann Watts

Architectural Control Committee – Ruth Ann gave a synopsis of what is happening with the ACC. They have a few new people who are in the probationary period and still need to be approved by the Board of Directors. Dawn Fields will be the Board member to oversee the ACC.

6. Roads & Grounds

Qwest Communications agreed to replace all the damaged green boxes and as part of the agreement with Qwest, the association will be putting in either parking stops or metal poles filled with cement to protect the new boxes from future damage. Qwest has started on the project but it will take a while to complete.

Parker Water & Sanitation bill is pretty standard right now. Frank Yeager, President of PWSD, has agreed to give us a reduction in the 2nd & 3rd tier cost of our water bills. It was noted that Len Price spent quite a bit of his time working on the water bills and the decrease in cost to the association.

7. Laura Williams

Financials-Laura went over the financials from the past 2 months. The HOA is currently about \$40,000 under budget. The largest monthly expense continues to be the water bills. We paid out \$25,000 in November for ½ of the Travelers insurance bill. The balance will be billed on a monthly basis. We have closed out the Comerica bank account now that the loan was paid off and the USBank savings account was closed and both these amounts were deposited into the reserve account. We are currently making \$1200 per month deposits into the reserve account in an attempt to build it back up.

8. Alan Hahne

The Board of Directors had a meeting with Gene West with Dain Rauscher. Alan and Charles are working on a plan on how to invest the General Reserve Fund and the Siding Reserve Fund.

9. Homeowner Communication

a. **Diana Wilkerson** – Wanted to know if we had heard anything from the fire department regarding the fire lanes and parking space changes on Applewood. Laura explained that we are still waiting to hear back from the fire department.

10. We held the drawing for the gift certificate to Parker Station and Cheryl Johnson won.

11. The November minutes were approved. Alan Hahne made the motion for approval and Sharon DeAngelo seconded the motion.

The meeting was adjourned at 7:55pm. The next scheduled meeting is Thursday, February 19, 2004.