

**Town & Country Village Homeowner's Association, Inc.**  
**Board Meeting Minutes – January 2003**

Date: 16 Jan 03

Place: Senior Center

Attendees: President – Ray Aduddel – Present  
Vice President – Len Price – Present  
Treasurer – Alan Hahne – Present  
Secretary – Angie Eberhart – Present  
Member at Large – Sharon Roybal – Present  
Property Manager (temp) – Laura Williams – Present

**Minutes:**

1. Call to Order

Meeting called to order at 7:05PM

2. Approval of Prior Minutes

Len Price noted an error in the Nov 02 meeting minutes. Section 3 “Officer/Committee Report” – Greg Miller and Chris Hudson are from the City of Parker, NOT Douglas County.  
Minutes approved with the above change for 21 November 2002

3. Officer/Committee Report

**Architectural Control Committee (ACC)** – Len Price, Vice President, stated that the board terminated the ACC walker effective 1 Jan 03. Ruth Ann Watts and Carol Lee have volunteered to do this service. The board is asking for volunteers to help in this area. Len Price briefly talked about the snow removal contract. The association has budgeted 56K and at this point we have spent 3K. There was a concern last winter about the north side common areas and sidewalks remaining icy. Please call the office to report such areas. Also, Ice Melt will be available upon request, for homeowners who will take care of the North side areas. The water issue was briefly discussed. Len did state that the sewage price would go up by \$6.00 per unit. This price increase will start February 2003. The board is open to discussions/suggestions on ways to cut water cost. The testing of the 2 water meters has been done.

Chris Hudson discussed/answered the homeowner's questions/concerns about the trees being donated by the Town of Parker. The association will be receiving a total of 33 trees. Eighteen (18) Evergreens and fifteen (15) Deciduous Ornamentals. Below is the specific breakdown of the kind of trees and where it will be planted.

- (2) Japanese Tree Lilac – Pine Dr.
- (6) Autumn Brilliance Serviceberry –Main and Pine Dr.
- (3) Spring Snow Crabapple –1 Pine and 2 Pine Dr.
- (4) Chanticleer Pear – Main St. Only
- (16) Concolor Fir – Main and Pine Dr.
- (2) Limber Pine – under the power lines

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These trees will be planted on Main Street and Pine Drive as a barrier against noise and light. Chris did state when the construction started in 2002, the council decided to give T&C some trees for Main St. and Pine Dr. Chris explained that he choose these kind of trees for several reasons. First, they are low maintenance, they do not need to be pruned and for their durability. These trees are very adaptable for drought conditions or moisture weather. It was again stressed that the association will be responsible for the maintenance, watering and irrigation of these trees. The 1<sup>st</sup> year will require watering the trees by hand every 7 –10 days. This project will probably start in the April/May timeframe. The question was asked if the City of Parker could delay this project until 2004. Chris stated No; the City of Parker has budgeted for this project in 2003. Chris also mentioned that the trees are being planned for growth so in 5-8 years the trees are not too crowded. Kathy Glendenning volunteered to water the trees.

4. Homeowner Communication

- a. **Kathy Glendenning** – concerned about a notice on her door for outside maintenance. She also wanted to know if any of the board members had taken the certification class offered in January? She ask why there was a couple driving around the complex? She was concerned about the termination of the property manager. Did we give her 30 days notice? Lastly, wanted an update of the BMC settlement. Ray stated that the association received 127K but the claim was not final. There is a possibility that the association could receive an additional 30–40K.
- b. **Jon Gibb** - Concerned with the underground electrical work going on around Bayfield. They are parking their equipment in his parking space and in other areas in the parking lot. He was told to give Sharon the specifics so she would pursue this issue in more details.
- c. **Sherry Heydt** – Stated that she would like to see that the next property manager not be a relative or homeowner of T&C.
- d. **Barbara Davis** – concerned with the delinquency and late charges the association is charging the homeowners. She would like to see the homeowners vote to get this area changed.
- e. **Jenna Ervin** – concerned with advertisements on the kiosk being taken down. She also stated there were a lot of staples on the board and could use some cleanup.
- f. **Virginia Smerlinski** – concerned about the special assessment results and how the board came up with these numbers. What’s the next step? She also ask where the settlement money the association received from BMC was? Alan Hahne stated that it was in the bank. Ray noted that this money has to be used for items that it was originally used for. In this case, it was for siding. When will the board take the special assessment issue to a judge? Ray stated he had received legal guidance on this issue. We have to exhaust all of our means before going to a judge. That means we would have to vote 2 more times on “Roofs Only” before going to a judge.

- g. **Caryl Lee Roberts** – concerned with Sharon Roybal working in the office as a board member and getting paid. She wants Sharon to get a doctor’s release and an agreement from Sharon that she will not sue the association and so the association is not liable for her actions while employed as a temporary employee. Ray stated that legal counsel told the board that Sharon could work as a temporary employee as long as Sharon was not doing volunteer work and getting paid for it. He also stated that she would get the necessary paperwork from her doctor.
- h. **Micah Saumier** – suggested making the \$6.00 increase per unit part of the next ballot. In the discussion it was decided by the majority to keep the ballot simple and with only 1 item. Ray stated that the board would be working on getting the reserves started. The board has discussed options such as an Annual Special Assessment for a one- time fee of a set amount per unit. This money would be deposited into the reserve account. Other items that were discussed to help the reserve account were the water meter issue and making the paint and gutters part of the homeowner’s responsibility.

5. Financial Report

Alan briefly explained the Monthly Income & Expense Statement. He also briefed that the 127K from the claim was deposited into the reserve account. Legal counsel advised the board that this money must be used for it’s original purpose – siding. Again the delinquencies are increasing. Currently it’s at about 30%. The insurance premium has gone up because of the roof situation. Once the roofs are repaired the insurance premium will go down. Alan read parts of the letter dated 15 January ’03 from CityWide Banks stating “the bank does NOT wish to involve itself with this project in which there is so little apparent support. They would be willing to entertain other options, perhaps funding part of the project, with the homeowners supplying at least 20% of the projects requirements.”

6. Old Business

- a. New Office Space – located at 19731 E. Pikes Peak Ct, Ste 102. Hours are: M-F 9-12 and 1-4
- b. Special Assessment – Ray Aduddel, President, discussed the results of the January Special Assessment results. Ray Aduddel stated that the ballot would NOT be the same. The board will be meeting on Monday to discuss in more details but would like to propose “Roofs Only – Cash Only.” Ray also stated that the board should go out for rebids from the 5 vendors since the bids we have are out of date. That means that we will need to establish a quorum. [Per the Declaration of Covenants dated Nov 1983, page 10 it states the following: “Written notice of any meeting called for the purpose of taking any action authorized under Sections 3 or 4 of this article shall be sent to all members not less than 30 days or more than 60 days in advance of the meeting. At the 1<sup>st</sup> such called meeting, the

presence of members or of proxies entitled to cast 60% of all the votes of each class of membership shall constitute a quorum. If the required quorum is NOT present, another meeting may be called subject to the same notice requirement, and the required quorum at the preceding meeting shall be one-half of the required quorum at the preceding meeting.”] The results for the January 2003 Special Assessment Ballot were as follows:

- Option 1        126
- Option 2(only) 44
- No                80

Laura Williams stated that per legal counsel she was instructed to count the option 1 only as a “yes” for option 2 unless they specifically marked “NO” on that section. There were 250 votes and we needed 167 votes for the Special Assessment to pass. We were 7 votes short from passing.

## 7. New Business

- a. Property Manager – The board let Sheryl Heindenreich go the 1<sup>st</sup> of January because the board is going in a different direction this year. Sheryl took the news well and offered to answer any questions the board may have in the future. In the interim, Laura Williams, our bookkeeper is filling in. The board would prefer that we do not go with a management company.
- b. Christmas Lights – Ray Aduddell, President, thanked the community for their efforts. He also stated that cash awards were given for 1<sup>st</sup> – 3<sup>rd</sup> place along with 3 honorable mentions.
- c. The board discussed “Let’s Make a Deal” proposed by Sharon Roybal. This would be a once per homeowner deal that would allow the delinquent accounts to settle with an offer proposed by the board. Laura Williams stated that the board needs to be sure that the offer is fair to all homeowners and in accordance with the Fair Housing Law/Guidelines.
- d. Board Meeting – Monday, January 20, 2003 at 5:00 PM at the office.

The meeting was adjourned at 9:25PM.

The next meeting is scheduled for 20 February 2003 at 7:00PM at the Senior Center.