

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: January 19, 2006
Place: Parker Senior Center
Attendees: President – Leonard Price – Present
Vice President – *VACANT*
Treasurer – Charles Dohnalek - Present
Secretary – Kris Sutton – Not Present
Member at Large – Sharon Roybal – Present
Property Manager – Laura Williams – Present

Minutes

1. Call to Order

Meeting called to order at 7:00pm.

2. Presentation by Steve Parry – Commercial Developer

Mr. Parry presented a preliminary plan for the area at the corner of Mainstreet and Pine Drive. This area is in the early stages of development for a ‘high quality retail’ area and will back up to Town & Country Village behind Bayfield. This area is currently a horse pasture. Mr. Parry presented their preliminary overview.

3. Approval of Minutes

The minutes from November 2005 board meeting were presented for approval as they are. Sharon motioned for approval and Charles seconded the motion. Motion approved.

3. Officer/Committee Reports

Architectural Control Committee –

We now have 2 new members for the ACC and are looking for others. Please help us welcome and thank Susan Nelson and Micah Saumier for volunteering their time. Anyone interested in participating on this committee please contact the management office.

Roads & Grounds Committee – Len Price

Centex Homes – Len attended the meeting regarding the building of a 65 home development on the north side of Town & Country Village off Pine Drive to Brookstone. There are some areas of concern regarding a retention pond and the fence line.

Swingle Trees – Jeff Stimson of Swingle Trees looked at all the trees. We have a total of 176 trees. He identified the problems due to disease and snow breakage. He gave Town & Country Village a bid to resolve these problems. If done in 4 stages, it will be a total cost of \$27,195.50. If done all at once, the cost would be \$22,500 (an 8% savings). The board will be considering these options and seeking other bids.

Fences – We are starting work on the fencing project. We have developed specs for this project and will put them out to start the bidding process next week. We will be requesting bids from local contractors, contractors who belong to CAI and others who have contacted us along the way.

SB (Senate Bill) 100 – The changes due to SB100 are effective January 6, 2006. We will be passing 7 resolutions at the executive session that will bring Town & Country Village into compliance.

Water Bills – Month before last the bills ran approximately \$29,800 and this past month they ran approximately \$27,300. Only one unit was in the higher tier, which was a property in foreclosure and the water pipes and fixtures froze and broke. We are trying to find someone who will take responsibility for the bill.

ACC Walker – We are in the process of seeking a new ACC walker.

Bondi Audit – The findings of the audit done by Bondi will be presented to the board at the February mini-meeting.

Homeowner Communications –

Donna Settle still has issues with some of the work done and the follow up.

Frank Black has issues with some of the work done.

Dog poop issues discussed.

Light post, stop sign and green transformer box tagged.

Len informed homeowners that he will be selling his unit and leaving. Brian Sjogren has resigned from the board of directors. Len would like to see someone step up to take the President position so that he can help with the transitional period.

Drawing of Account Credit

The monthly drawing for the \$300 credit was done. The homeowner of the account that was drawn from the container was not present at the meeting therefore, the amount for the next meeting will be a \$400 credit.

Financial Report – Charles

Charles informed the homeowners that the budget year-to-date is good. So far, \$57,951 has been transferred to our Long Term Reserves (LTR). At the end of December 2005, we had \$635,000 in our reserve fund. The money for replacing one-fourth of the fences has been set aside and is in the reserve account.

Old Business –

No old business to discuss.

New Business –

No new business to discuss.

The meeting was adjourned at 8:10 pm.