

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

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

Date: 20 Feb 03

Place: Senior Center

Attendees: President – Ray Aduddel – Present

Vice President – Len Price – Present

Treasurer – Alan Hahne – Present

Secretary – Angie Eberhart – Absent (Military Deployment)

Member at Large – Sharon Roybol – Present

Property Manager – Laura Williams – Present

Minutes:

Taken by Laura Williams

1. Call to Order

Meeting called to order at 7:06PM

2. Approval of Prior Minutes

Minutes approved as presented for 16 January 2003

3. Officer/Committee Report

Architectural Control Committee (ACC) – Len Price, Vice President, briefly discussed the fact that the ACC & Board are going over long existing rules eg. Birdfeeders, trellises, etc to determine if these rules are still applicable for our community in this day and time. Len advised that the Covenants must be abided by however the Rules and Regulations can be changed. This is an issue that is currently being addressed by ACC & Board.

Snow/Grounds Committee – Len Price, Vice President, advised the homeowners that the HOA had used approximately one-fifth (1/5) of the snow removal budget to date. American Civil Constructors (ACC) had been contacted and instructed not to use the snowplows/trucks on the sidewalks. They will use shovels. This most recent snow was enough to save us from a 'special water service' however, if we receive no more precipitation, the association and landscape company (ACC) will look at deep root watering. Len informed the homeowners that the landscapers and he are looking at the possibility of re-seeding the south side common areas but that some of them may not come back due to drought. Len also informed the homeowners that vandals got into about 10 sprinkler boxes and turned on the water after the winter shutdown. We experienced frozen pipes, which burst. ACC will repair the breaks in the spring and have agreed to do this work at cost and materials. We are waiting until spring for a full

assessment of possible damage due to this vandalism. There is a continuing landscaping maintenance issue on Applewood Court where some rockwork needs to be pushed back up on the banks. It was suggested that this be handled as a possible volunteer project. Also discussed the possibility of setting the rocks in cement to keep them in their proper place. Len addressed the Town & Country water bill. All units are in compliance with tiered water with the exception of 2 units. One of these units is only \$25 over but the 2nd unit is \$900 over. Len contacted American Leak Detectors and they advised him that they would be able to search for the leak/s but the cost would be at \$125 per hour with a 2 hour minimum and they would have to have full access to all units at one time. At this point, it is not really feasible. The meters on the 2 problem units have been removed and replaced with new ones. The old ones will be tested. We attempted to contact Dave Gonzales with Parker Water and Sanitation. He was out of the office and would return on Friday, the 21st. Several homeowners are concerned with areas already affected by the drought and the landscaping. It was suggested that we possibly consider xeriscaping in these areas due to the planting restrictions that are expected to be put into effect. Ray commended 2 board members for performance above and beyond their duties. He commended Sharon Roybal for getting out on the entire property and cleaning up huge amounts of dog poop and Len Price was commended for his endless pursuit of trash removal throughout the property.

4. Homeowner Communication

- a. **Marg Thompson** – Her son’s car was towed due to being ‘inoperable’ due to a flat tire. The tow fee is \$205. The boys were trying to fix it at the time that it was towed, they couldn’t get the tire to hold air, they got cold, went inside for a moment and came back out and the car was gone. It was a Catch 22 situation. The rules say they can’t work on the car in the parking lot so they couldn’t take the tire off and leave the car on jacks and they couldn’t get the tire to hold air to move it somewhere else. Thinks that ‘nosey neighbor’ who called association to have car tagged and towed should just have come to her and let her know she needed to move it. Also, if ‘nosey neighbor’ is going to call association, she needs to do it fairly and equally. There is a red/white Ford F150 pickup at the other end of the parking lot and it hasn’t moved for over a month. There is a van that has not moved and is not tagged. Ray said that the association would look into these other vehicles and he wishes that she had just called the association. Ms. Thompson stated that the kids had removed tag without even reading and she understood that this was their fault and they should have contacted the association but basically she wished that the ‘nosey neighbor’ had just come and knocked on her door and said something to her rather than having the car tagged and towed.
- b. **Kevin Heap** – put his name on the list to speak just in case something came up that he wanted to voice an opinion on. He also wanted to let Ms. Thompson know that his car was also tagged and that he just called the office and the manager gave him a week to get his license plate issue resolved. They were very nice to him.
- c. **Jenna Ervin** – spoke last meeting about her concern regarding advertisements being removed from kiosks. She wanted others to know that we were too quick to blame the kids for removal. Other adults are removing these signs. They are removing tacks/pins from existing advertisements to hang new ones leaving all

hanging by one tack/pin. Don't blame the kids for everything! These kiosks should and are supposed to be for homeowner use only. There should be no commercial use to advertise mortgage companies, etc.

- d. **Geralyn Hess-Underwood** – concerned about a large red container placed across from the Crestwood Ct/Victorian Way parking lot area.
- e. **Joan Dudley Parker** – concerned about the status of repairs on defective sidewalks and driveways. Ray informed Ms. Dudley Parker the lack of money was the largest deterrent at this moment. The association has bids for concrete repairs but the roofs are the number one priority. Ms. Dudley Parker was concerned about who would become liable in case of an accident. Ray informed her that association would probably become liable but at this time we are in a Catch 22 situation and the roofs are the number one priority. Alan Hahne asked her what she would fix first and she stated that she would fix it all. She was again informed that we do not have the money to do that at this time without the special assessment.
- f. **Cheryl Johnson** – concerned about the parking at the Applewood Ct-Summerset Lane-Rosewood Court kiosk to get mail. There are 5 spaces there that were originally for mail pickup only. A previous Board member changed that and now there is one space and someone is always parked there long term. The space is designated for Mail Pickup Only – 5 Minute Max. A group of homeowners from this area are concerned that they will not be able to even get mail as the mail delivery person has even threatened to stop delivery because of lack of parking.

5. Financial Report

Alan briefly explained the Monthly Income & Expense Statement. He stated that there was a big blank under the title of property manager as Sheryl was no longer with the association. Laura's income was listed under her name. Water is still by far the largest expense on a monthly basis at \$25,532.49. Please conserve water! There will be a \$6 per building increase and a 4% sewer charge increase. He stated he had some concerns about the amount paid to the insurance company and that he had done some research. The insurance company had requested 3 months up front and the balance was spread out over the remainder of the 12 months. Alan and Laura explained to a concerned homeowner the 'ACC Costs' line item. There was question regarding the 'water service fee' and what it was. It was explained to the homeowner that was a charge from Parker Water and we had no control over it.

6. Old Business

- a. Special Assessment – Alan explained that Osborne Construction had agreed to go back to their original bid with no previously stated increases due to delay or project breakouts. The 'roof only' package would be an estimated \$1,500 and that included no gutter repair or replacement. A homeowner voiced concern about lack of gutters. It was explained that the gutters are typically the last to be added due to the necessity to repair or replace fascia, painting, etc. Kathy Glendenning suggested that after current loan is paid off, we start painting buildings one group at a time with current loan payment money. It was suggested to using siding settlement money to paint with. It was explained that legally that

money was received for siding and that is what it had to be spent on. Alan also stated that he is working with Gene West of Dain Rauscher to open a special reserve account for this Masonite settlement money. The voting process was explained again. Also the numbers and percentages were given for the required quorum and percentage necessary to have the vote pass. The new ballots should be in the mail in approximately 7-10 days.

Collection Resolution – Sharon Roybal was asked to explain the new collection resolution. She explained that it would put an end to ‘stacking’ of late fees and that the association would attempt to work with delinquent homeowners on a one-time basis to attempt to help them get back on their feet prior to sending them to our attorney for collection.

7. New Business

- a. ACC Walker – We had 4 volunteers doing the walking for the month of January. We hired one person and he did the walk once in February and decided that he didn’t like it. We have again hired another person effective 3/1/03.
- b. Special Assessment – When/What – This topic was thoroughly discussed earlier so was passed by at this point.
- c. New Property Manager – The Board of Directors placed an employment advertisement in the Parker paper. We received 14 resumes and narrowed it down to 3 best-qualified candidates, held interviews and chose Laura Williams as the new property manager. Sharon Roybal has been helping in the office but has just about worked herself out of a job.

Alan Hahne informed homeowner’s that approximately \$46,000 and \$6,000 had been moved into the reserve account due to a budget surplus from previous 2 years. It was suggested that Debbie Buker become an interim board member to fill Angie Eberhart’s position until she returns from her tour of duty with the military.

The meeting was adjourned at 8:25PM.

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