

## MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

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

Date: March 18, 2004

Place: Parker Senior Center

Attendees: President – Len Price – Present  
Vice President – Alan Hahne – Not Present  
Secretary – Sharon Roybal – Present  
Treasurer – Vacant  
Member at Large – Dawn Fields – Present  
Property Manager – Laura Williams – Present

#### Minutes

1. Call to Order

Meeting called to order at 7:00pm.

2. Approval of Minutes

The minutes from February 2004 board meeting were presented for approval as they are. Sharon Roybal made the motion for approval and Dawn Fields seconded the motion.

3. Guest Speakers – Jack Hilbert- Parker Town Council

**Neighborhood Watch** – Talked about getting a Neighborhood Watch started. He stated that we, as homeowners, can call him for help anytime.

Town of Parker is financially sound. We see \$5.00 attached to water bill to manage salt problem in water. Mr. Hilbert spoke of Kroenke wants to put in 2 ice-skating rink as a private-public relationship. After plans went on, Kroenke wanted all or nothing so Parker did not go along with them. Parker has to build a horse arena in conjunction with Salisbury Park Equestrian Center. Salisbury and High Prairie Farms are still negotiating where it will be located. Parker will help fund it. He spoke of a Cultural Center at Pine Drive and Mainstreet to keep the children busy and have a place for them to hang out. Len wants a basketball court put in at the park area by the pool. Sharon wants skateboard ramps available. Parker wants to be a full service facility.

**Parker Police** – Officers in attendance were Mike Bonnicotti, Shannon McKnight and Sgt Gale. We discussed the teen vandalism. Officer McKnight handed out crime stats for calls originating in T&C. She explained that you can't just call the police to complain about the kids. They have to be doing something wrong for the police to respond. If they are not doing something illegal, then it is technically harassment. However, it is illegal for them to be in your front yard, on your porch, smoking, being loud, fighting, etc. In order for them to respond to loitering, they have to prohibit passage in the street or on the sidewalk. There has been vandalism to cars, property, etc. There was a concern by homeowners that you never see the Parker Police on our property just driving through. Jack Hilbert also stated that he will talk to the chief about more funding for a special patrol for a period of time to let the police presence be know and seen on property.

#### 4. Officer/Committee Reports

##### **ACC Update – Dawn Fields**

Ruth Ann Watts is the current chairperson. The Architectural Control Committee is working on changing and updating the violation and follow-up letters. If a violation letter is sent, all the homeowner has to do is contact the homeowner's office.

##### **Roads & Grounds Committee – Len Price**

*Trees* – Trees that have died along Mainstreet and Pine Drive will be replaced by the Town of Parker in the spring.

*Parking in Fire Lanes* – The cars that are parked in the fire lanes can and will be towed immediately. The approximate cost to get the car back is \$200.

*Document Committee* – We have the final review and update from the attorney. Hopefully in 2-3 weeks, we will have them sent to homeowners to accept them. We must have a 67% approval rate from homeowners and from the first mortgage companies.

*Audit* – The audit has been completed by Bondi & Co. We have no errors in it. There are copies at the office if you want a copy. It is also displayed on the community website.

*Water* – We are sending out letters to people that use too much water. Our water consumption is up and we will start watering in the middle of April.

*Dog Poop Patrol* – We now have a homeowner picking up the dog poop through out the property. She has been allotted 10 hours per month to complete this task.

*Painting and Carpentry* – We are receiving bids and contracts from another consulting company to oversee project. We are currently looking at different options of carpentry, painting on a separate bid. We are leaning to a special assessment for this cost. We have \$200,000+ from the Masonite settlement that can be used toward this project and then the Homeowners will be assessed for the rest.

*Porch Lights* – The porch lights need to be replaced through out the community. Call Laura if you have questions on where to buy or type to buy.

#### 5. Homeowner Communication

Dan Geschwentner won the drawing for the \$25 Parker Station gift certificate.

**Debbie Watson** – Wants to know if we can paint our own units as a cost saving method. It is an option that is being discussed by the Board.

6. Financial Report

**Treasurer's Report** – The largest monthly expense is Parker Water & Sanitation. The income taxes have been filed and the HOA owed nothing in taxes. We are still currently under budget as far as expenses go. There are a few items that show well over budget but they should level out by the end of the fiscal year. Again, the audit information is available on the community website as is all current financial reports.

The meeting was adjourned at 8:50pm. The next scheduled meeting is Thursday, April 15, 2004.