

**MINUTES SUBJECT TO NEXT BOARD MEETING  
APPROVAL**

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

Date: March 27, 2003

Place: Parker Senior Center

Attendees: President – Ray Aduddell – Present  
Vice President – Len Price – Present  
Treasurer – Alan Hahne – Present  
Interim Secretary – Debbie Buker – Present  
Member at Large – Sharon Roybal – Not Present  
Property Manager – Laura Williams – Present

Minutes

1. Call to Order

Meeting called to order at 7:08pm.

2. Approval of Prior Minutes

Minutes approved as presented for February 20, 2003

3. Officer/Committee Report

**Architectural Control Committee (ACC)** – Len Price noted that we now have a new ACC walker, with walks taking place two times per month. Largest non-compliance issue appears to be window screens – broken or in need of repair.

**Snow/Grounds Committee** – the snowstorm of last week was the largest in the area in 90 years. It took three days to get the removal company to clear roadway paths, another couple of days to clear sidewalks. Lots of complaint came into the Association office and to the President. We have the same contractor as the previous year, however we changed the depth of snow to 5” in the streets before removal can take place. This amount puts our community on a lower priority for the contractor. Sharon Roybal started making calls to contractor at 3:00am Tuesday, 3/18/03 and did not stop calling until they came out. Contractor did the best job they could under these circumstances. To compare our snow removal to other communities, Kathy Glendenning made inquiries – 2 apartment complexes were not plowed until this past Tuesday, 3/25; a 35 home single family community were plowed on Sunday, 3/23. Also mentioned was the fact that other communities have a clause in their legal documents that makes snow removal on the stoop and sidewalk the homeowner responsibility once the snow level reaches 6”. Sheryl Heidenreich also stated that compared to properties that she manages, we were in good shape. Len Price estimated the cost of this storm would be approximately \$20,000. Ray noted that to-

date we have 7-8 roof leaks that have been reported. Mark Faut questioned why the contractor came back out to shovel sidewalks. Ray Aduddell noted that the shoveling of sidewalks needed to be done as a service to our community. If anyone notices any trees that have been damaged due to the storm, please call the Association office.

**Water** – this is the second month since we replaced the water meters for 10856-10866 Bayfield Way and 19718-19732 Applewood Ct. This is the second month these addresses have had an average bill. Two members from the Board will meet with Parker Water to discuss how long the meters have not been working properly and what kind of agreement we can come to regarding a credit. There is no cost for meter replacement is they are found to be faulty.

#### 4. Homeowner Communication

- a. **Kathy Glendenning** – Reference was made to a notice on the mail kiosk regarding the square footage of each home and the assessment amount. Kathy discussed homeowner responsibility to our community, shared costs for all repairs and expenses, the fact that our insurance coverage for roofs has such a high deductible, roof damage is the responsibility of the Association and could include both interior and exterior repairs. If the Town of Parker starts losing income due to deteriorated property, they will get involved.
- b. **Sheryl Heidenreich** – Asked if at some point can you start billing homeowners for the roof leaks?
- c. **Kevin Heap** – Rosewood Traffic. Sgt. Calvillo advised Kevin that the Parker Police Dept. could send letters notifying non-residents they were not to be driving on private property, however they need a letter from Town & Country Homeowner's Association authorizing this. It is believed that a similar suggestion was previously refused by the Parker Police. The Board requested a letter from Parker Police prior to any further action.
- d. **Mark Faut** – Had a concern regarding the fencing along the north side of community, bordering Parker North, has been in need of repair since last summer, some areas having inadequate repairs done.
- e. **Ruby Corbin** – Are we addressing missing shutters on the ends of the buildings. Ray advised that during a recent walk, all of these types of items have been noted and will be addressed.
- f. **Kathy Glendenning** – Asked the Board to look at replacing the pool cover. The cover is original, and has gone through many patches and repairs.

#### 5. **Financial Report**

A mid-year actual vs. budget was distributed. Expense Report will show \$52,898.91 to Dain Rauscher. This is not an expense but was a transfer of funds to the reserve account. Water continues to be our largest expense, 46% of total operating expenses. We have approximately \$25,000 in outstanding funds due. Salaries and consulting expenses are over-budget but with combining the property manager and bookkeeper position, this should come within the budget by the end of our fiscal year. Insurance premiums were raised 25% due to roof condition, and only 10% increase was budgeted. Other Administration expenses are a little high but with careful overseeing they should be okay. Townhome maintenance includes a light pole that needed to be

replaced due to vandalism, whom are being pursued by the Parker Police Dept. This category is quite a bit under-budget, however this will change given the roof leaks from the recent storm. Pool expenses and water/sewer are both under-budget. Gas & electric, and trash are just above even. Total expenses are currently under budget. The loan that the Association continues to pay \$8900 per month expires in 15 months, or \$142K balance.

6. New Business

- a. Debbie Buker introduced as interim Secretary during Angie Eberhart's active duty status.
- b. Snow removal has been discussed during Grounds report. This meeting was delayed by one week due to the snow storm.
- c. Electrical issue at 1034 Foxwood Court. It appears the electrical wires were damaged by fence posts, resulting in deterioration of the wiring and outages in this home. Homeowner is asking for a determination on full or partial payment to repair the electrical wiring.

7. Old Business

- a. Special Assessment – Voting deadline is 7:00p Monday, March 31, 2003. Ray asked if ballots had been turned in by all present at meeting. So far we have slightly more than 200 ballots received, with 81% voting for the roof replacement. Kathy Glendenning recommended homeowners contact their individual insurance companies to see if they offer emergency special assessment coverage. Mark Faut inquired about replacing gutters. Gutters will not be replaced until painting is done. Osborne has been requested to blow out the gutters when roofs are done. If special assessment is passed, Osborne will begin work within 14 days, and payment from homeowners will be required within 30 days. Communication will remain open to those who find the 30 days commitment would be a hardship.

The meeting was adjourned at 8:58pm. The next scheduled meeting is Thursday, April 17, 2003.