

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

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

Date: April 15, 2004

Place: Parker Senior Center

Attendees: President – Len Price – Present
Vice President – Alan Hahne – Present
Secretary – Sharon Roybal – Present
Treasurer – Vacant
Member at Large – Dawn Fields – Not 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 March 2004 board meeting were presented for approval as they are. Alan Hahne made the motion for approval and Sharon Roybal seconded the motion.

3. Officer/Committee Reports

Architectural Control Committee – Ruth Ann Watts (Chairperson) – The ACC is still doing bi-weekly walks. Postcards will be sent again this year to remind homeowners to spray weeds. The swimming pool will open on June 5, 2004 with a pool side cookout and key dispersment at the same time.

Roads & Grounds Committee- Len Price – The asphalt needs to be looked at and repaired. Now it will be more expensive. Illegal trash dumping will now be an automatic \$200 fine.

4. Homeowner Communication

Caryl Lee Roberts

Caryl Lee wants to know the current status of the collections on the roof assessment. There are currently 27 accounts in some stage of collection. There is still a balance due of \$17,619.23. Of those 27 accounts, there are sever

Roads & Grounds Committee – Len Price

Board Members – We need new volunteers for the Board of Directors. If you are interested, please contact the HOA office and talk to Laura.

Document Committee – We have the final-final draft back from the attorney. The addendum to the documents will explain the calculations of the unit sizes for any special assessments. Laura will take them to the printer on Monday.

New Engineer – Steve Bradley of Bradley Consultants will be inspecting our property. Hopefully, we can put the bids out for the painting, guttering and carpentry work by the end of June. We are looking at the first of August to send out the Special Assessment letter and ballots.

Water – The sprinklers will be turned on by the end of April. A couple of addresses on Applewood Court and Longs Way are using way too much water. Laura will check with Parker Water for them to recheck meters.

Tree Replacement – Len Price will meet with Greg Miller next week to replace the bad trees along Main Street and Pine Drive.

Concrete – To date, we have only received one bid to do all the concrete work at \$32,680. We are seeking 2 other bids but have not received them yet.

Pool Heater – We will be replacing the pool heater this year. It should be replaced by the time the pool opens on June 5th.

Collections to Attorney – As of March 31st, we had \$63,000 of debt at the attorney's office for collection. Some are actually in collection process with payment plans. However, there are a few in foreclosure.

Neighborhood Watch – The Parker Police are patrolling a lot more and the gang of kids are disbursing. One trouble area has moved and it is rumored the second location is moving as well.

Fences – The fences will not be included in any special assessment this year. We will continue to repair and replace them as necessary. We are considering budgeting this in phases over the next year or so.

5. Homeowner Communication

Judith Duffy won the drawing for the \$25 Parker Station gift certificate.

6. Financial Report

Treasurer's Report – Alan Hahne

The result of the audit is that we are in good shape. We have \$58,901 in receivables as of March 31, 2004 with the additional accounts at the attorney giving us a total receivables of \$90,578. The account that was set up as a 'siding reserves' into CD's staggering them so the constantly are available. We have our Basic Reserves in long term bonds. We currently have \$177,340 in the checking account with approximately \$40,000 left in bills for the month. We are going to place the excess going into a longer term liquid investments. We have approximately \$67,000 per month in bills with approximately \$69,000 in monthly collections.

Thank you for coming to the HOA meeting. We need more people to attend these meetings. The Board of Directors appreciate it.

The meeting was adjourned at 7:50pm. The next scheduled meeting is Tuesday, May 18, 2004 at 6pm at the Parker Library.