

# MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

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

Date: April 17, 2003

Place: Parker Senior Center

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

### Minutes

1. Call to Order

Meeting called to order at 7:15pm.

2. Approval of Prior Minutes

Minutes approved as presented for March 27, 2003

3. Officer/Committee Report

**Snow/Grounds Committee** – The Board met with ACC (snow Removal Company) regarding their bill and the removal during the snowstorm in March. The bill for the one snowstorm in which we had a minimum of 36” of snow ended up being \$21,165.00. The Board will work on a snow removal plan in the event we have a storm with large amounts of snow.

Another light post fell over, expecting the cost to replace to be approximately \$1700. There was no evidence of vandalism, and it was early reported during an inspection that this pole, along with others, are cracking.

Mailbox kiosk on Bayfield needs to be replaced. Mail is being held at Parker Post Office until repairs are done. Estimate to replace is \$756.

The fence along the north perimeter has been repaired.

Painting on the inside of the fences on each lot – at one time the Association offered one gallon of paint to each homeowner in the event they wished to paint their inside fences.

Trees along Pine Drive and Main Street are being supplied by the Town of Parker. The locations will be marked approximately April 19<sup>th</sup>, with planting to take place mid-May to early-June. We are looking for volunteers close to these locations who will be available to help water the trees.

#### 4. Homeowner Communication

- a. **Chelsea Johnson** – Reported electrical feed outage at 10872 Victorian Drive. Is the Association responsible for repair of this since the electrical box is in the common areas? Per the Association attorney, the utility lines are the responsibility of the homeowner from the building to the electrical box.
- b. **Patricia Mossop** – Asked about the permission needed for contractors to do any work on the property. It is the recommendation of the Association Attorney that any and all contractors, both exterior and interior work, sign in at the Property Manager's office, as the HOA is responsible for all liability.
- c. **Kevin Heap** – Wanted to know if the engineering report was available to look at, specifically questioning the structural supports on his neighbor's stoop that seem to be deteriorating. Is there anything in the bid to cover this deterioration? The posts, and some other structural items, are not a part of the roof bid. A soffit on house next to his is falling down, how does this get fixed? Ray advised that some of these items will be taken care of when roofs are replaced – soffits may be falling due to water leaking through the roof. We will address these on an as-needed basis.
- d. **Ruth Ann Watts** – Is there a water ban on washing car? The Board will be meeting to determine Parker Water restrictions and the mandates that will be carried down.
- e. **Sheryl Heidenreich** – Will the pool open this year? The Board is required to open the pool per our Declarations. Due to the snow removal expenses, the replacement of the heater may be postponed another year so the snow removal bills can be paid.
- f. **Kathy Glendenning** – Retracted statement about personal homeowner insurance coverage paying the special assessment clause.
- g. **Mark Faut** – Requested to have a category added to financials to include amount of money in arrears. Currently we have \$12,210 at the attorney's office for collection.
- h. **Mark Faut** – After receiving notice of meeting to recall the Board, he is hesitant to pay the special assessment. It was made clear that the voting for the Special Assessment was legal – 30 day notice was given, the voting deadline was March 30<sup>th</sup>, 301 votes were received which was a quorum, and 66% of those votes were FOR the assessment.
- i. **Caryl Lee Roberts** – If a lawsuit were to be pursued against the Association and/or the Board, a Cloud on the Title would be placed on each property until the lawsuit would be resolved. A Cloud on the Title would mean that all property in the community will NOT sell until removed.

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

Reports were available at the meeting. Water continues to be the largest expense, \$27,185 for March, which is 65% of our billed expenses. Masonry settlement money received has been transferred to a specific account entitled Siding Reserve. We have received approximately \$132K, and expecting \$40-50K more. Four Certificate of

Deposit accounts have been set up - \$27K in a 3-month; \$27K in a 6-month; \$27K in a 9-month; and the balance, approximately \$40K in a 12-month. The loan is paid from these accounts.

6. New Business

- a. Parker Water Dept. had a meeting tonight regarding water savings for multi-family communities. Kathy Glendenning attending the meeting on behalf of TCHOA. Parker Water is looking at pooling the metering for irrigation into one meter. Additional SFE's will need to be purchased. Parker Water is offering a payment plan over a 5-year period for these additional SFE's. If the irrigation is attached to a building meter, the plan will not work. The Board will investigate further.
- b. Pay Pal – an easy on-line bill payment method is now available to all homeowners for both monthly and special assessment payments. Any expenses incurred for use will be borne by the homeowner. Discover, AMEX, Visa, MasterCard, and electronic checks are accepted. Funds received through this method are wire transferred direct to Arapahoe Bank.
- c. Pool Party – the annual pool party will be Memorial Day weekend. Volunteers to help set this up were requested.

7. Old Business

- a. Special Assessment – Payment of the special assessment is due in 30 days. Any non-payment after the 30-day period will be charged a late fee and interest. Special payment arrangements are being made on a per request basis. Those who have made payment arrangements with the Board will not be pursued for collections. At of today, 38 homeowners have paid the assessment.
- b. Roofs - Osborne Construction was asked to not commence on the roof repairs until May 1<sup>st</sup>, this until we know how much money has been received. Once started, they will split the work between the larger town homes and the smaller town homes so that all building types are completed equally. The color of the shingles will be consistent on each building, one color per building. Replacement roof vents are the responsibility of the homeowner. Osborne has agreed to replace any roof vents if provided by the homeowner, at no additional cost. Laura Williams will let you know what procedure is being established to ensure vents provided are replaced. Insurance premiums and deductible were clarified. As soon as roofs are replaced, the insurance will revert back to normal premiums and normal deductibles.
- c. Electrical Issues – One of our homeowners is taking the electrical line repair responsibility issue to an attorney. If this goes to court, the final determination made by a judge will be the guidelines the Board will follow. Until such time we will continue to follow the advice of the Association attorney.

The meeting was adjourned at 8:36pm. The next scheduled meeting is Thursday, May 15, 2003.