

## MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: April 20, 2006  
Place: Parker Senior Center  
Attendees: President – Leonard Price –Present  
Vice President – *VACANT*  
Treasurer – Charles Dohnalek - Present  
Secretary – Kris Sutton – Present  
Member at Large – Sharon Roybal – 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 2006 board meeting were presented for approval as they are. Len motioned for approval and Sharon seconded the motion. Motion approved.

#### 3. Officer/Committee Reports

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

*Sprinkler System* – Sprinkler systems have now been turned on. The homeowners were asked to keep an eye out for improperly working heads. Homeowners were also asked to take care of weeds that are starting to pop up around fences and driveways.

*Trash* – The trash issue was addressed. Homeowners were asked to put all trash in bags and to close all bags and to call the trash company for large item pick up. It was stressed to put lids on their trash cans. It was also reiterated that trash is not to be put out before 7pm the night before trash pick up and NO EARLIER.

*ACC Committee* – The new ACC Committee was introduced to the homeowners in attendance.

*Pool Opening* – The pool opening was announced for May 27, 2006. As usual, keys will be distributed at that time. Burgers, hot dogs and the accompanying goodies will be served. Volunteers were requested for the activities.

##### **Homeowner Communications –**

1. The need for roof and gutter cleaning was addressed.
2. The border around rock landscaping needed to be fixed by one homeowner's unit.
3. The sprinklers are cycled for twenty minutes twice per week.

### **Financial Report – Charles Dohnalek**

Charles went over the balance sheet. He also spoke about budgeting monies for tree trimming, retaining walls and additional property needs. Charles indicated that the HOA was approximately \$47,000 under budget largely due to the low need for snow removal this winter, etc. Next month, Charles will present the investment disclosure. He also discussed the fact that the money for the first phase (one of four phases) of the fence replacement project has been set aside in the reserve account.

### **Drawing of Account Credit**

The monthly drawing for the \$600 credit was done. The winning homeowner was NOT present (19710 Applewood Court). The drawing amount for the next meeting will be \$700. You must be present to win.

### **Old Business –**

No old business to discuss.

### **New Business –**

No new business to discuss.

Len Price retired from the Town & Country Village Board of Directors. He was presented with a plaque in appreciation for the five long, hard years he has put into improving Town & Country Village. During Len's tenure on the Board, we have seen the installation of roofs, new and updated documents, new paint, guttering, wood replacement and successful funding of our reserve accounts to prepare for future projects. His dedication and hard work will be sincerely missed. We need more volunteers for the Board to carry on in his footsteps.

The meeting was adjourned at 8:00 pm.