

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

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

Date: June 17, 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 May 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.

- 1) Postcards were handed out as Weed Reminders.
- 2) The ACC has decided to take a NO TOLERANCE stance on fireworks. Fireworks are absolutely against the rules in Town & Country Village. The HOA will send blanket notice to all homeowners and any further incidents will warrant an immediate fine and the ACC requests that if you see anyone setting off fireworks, please report them immediately.
- 3) Laura is going to create a postcard similar to the 'weed' postcard for gates being left open. If you get one and your gate doesn't work properly, call the HOA office so that we can get it fixed.
- 4) Shrubs, trees, flowers, etc. in the common area (front beds are considered common area) must be approved by the ACC prior to installation, removal, trimming, etc.

Roads & Grounds Committee- Len Price –

Water bill - The water bill is \$26,460.11 for the month of May but that doesn't include the cost for filling the swimming pool.

Sinkhole - There was a sink hole on Foxwood due to a pipe break in the water main. Parker Water and Sanitation fixed the hole at their own cost as the break was on their side of the meter.

Concrete Replacement - The HOA has removed and replaced many broken pieces of sidewalk through out the property. The money leftover from the snow removal budget was used to pay for most of the concrete.

Swimming Pool - The swimming pool opened on June 5th with a Pool Party to kick off the season. The party was well attended and we all had a great time. The Board had developed a **NO TOLERANCE** policy for anyone who chooses to jump the fence and trespass or anyone who does any vandalism. The Parker Police are supposed to cite anyone who they catch. They have a blank trespass order with Laura's name so that they can automatically issue a citation to anyone who chooses to jump the fence or otherwise enter the pool area without permission.

Unit Fire - We had a fire in a unit on Foxwood. A light fixture started the fire and there was approximately \$4,000 worth of damage. It was a spotlight and a cardboard box was leaned against the light. The bulb overheated and broke. The hot filament particles dropped into a box of trash sitting below and they ignited the trash. A homeowner put the fire out.

New Documents – We have received the minimal number that would be required to present the documents to a judge for approval. We are required to do a second mailing and those are currently in the mail.

Pool Heater – The water heater for the swimming pool will be in by next week. We would like to offer a **BIG THANK YOU** to Bob Levan for closing the pool at night.

Annual Meeting – The Annual Homeowner's Meeting will be held here at the Parker Senior Center on July 15, 2004 at 7p. We are currently working on the budget to be presented at this meeting.

New Board Members – We have two (2) homeowners, Jaime and Carmen who are interested in becoming members of the Board of Directors for Town & Country Village.

Steve Bradley – Steve Bradley is currently walking the property. He states that there will be probably at least a 40% increase in the previous bid amount, if not more.

4. Gift Certificate Drawing – Frank Black won gift certificate to Parker Station.
4. Homeowner Communication

Frank Black

The sidewalks look good. However, they need to go back and clean up a little bit. The HOA needs to check on the front of 10733 Longs Way clean up edges. The concrete people have leaked hydraulic fluid in all of the small parking lots along the west side of Longs Way. They need to come back and clean it up.

Mikah Saumier

Regarding notices on fence and weeds, we have 10 days to call office when task completed? Yes and if you don't respond, there will be a fine. Can we use Round up on weeds? Yes, pull and spray. As I understand, there are 3 potential changes to our monthly dues? Yes, a) monthly dues will go to

1-tier, b) Special Assessments will go to an 8-tier system and c) there is a possibility of an additional amount to be paid in addition to the monthly dues to be placed in the Long Term Reserve account.

5. Financial Report

Treasurer's Report – Alan Hahne

The accounts receivable balance is ok but gradually moving upward. Most homeowner's who have at least 3+ month balance have been turned over to the attorney's office for collection. Part of the concrete money came from an operating reserve where we transferred our budget underage in an attempt to make a little interest.

6. Sharon Roybal

We are talking about a security camera for the pool to catch the vandals. They will cost us \$1,200 to \$1,500 to have the system installed. Hopefully, we will be able to catch the kids climbing the fence and causing damage to surrounding area.

7. Laura Williams

The swimming pool lights have now been switched from motion detector lights to a photocell light. They will come on at dusk and stay on until sunrise. Hopefully this will work as a deterrent to the after-hours parties at the swimming pool.

The meeting was adjourned at 7:35pm. The next scheduled meeting is the Annual Board Meeting on Thursday, July 15, 2004 at 7pm at the Parker Senior Center.