

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

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

Date: June 19, 2003

Place: Parker Senior Center

Attendees: President – Ray Aduddell – Present
Vice President – Len Price – Present
Treasurer – Alan Hahne – Not 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 7:07pm.

2. **Approval of Prior Minutes**

Minutes approved as presented for May 15, 2003

3. **Officer/Committee Report**

Roads & Grounds Committee – Water continues to be our largest expense. Those addresses that exceeded the 20,000 gallon usage were tied into the landscaping irrigation. We are now on a 3-day irrigation schedule. The new trees on Pine and Main are doing well, with the exception of two trees. The City of Parker asked to have two more weeks to see if the trees will come back. If they don't, they will replace them. The landscape contractors appear to be doing a good job. Weed removal around the perimeter of the fences and between the driveways are the responsibility of the homeowners and need to be removed. Any landscaping requests need ACC approval prior to work being done. It's OK to add more rock to those areas that already have rock (at homeowner expense). If you have any ACC question, please send in writing to Property Manager so that your inquiries can be documented.

4. **Homeowner Communication**

- a. **Marge Thompson** – Requested to put up a 6-man tent temporarily. Request approved as long as only temporary. Also requested to have a sand box / pool put in her driveway.

Approved as long as removed daily. Requested permission to have a block party. Advised to contact City of Parker to see if there were any restrictions.

- b. **Caryl Lee Roberts** – Asked to be notified when roofers were going to be on the buildings. The roofers are supposed to give 24 hour notice and if not done, the Board apologizes for any inconvenience this may cause. Asked if painting can be done by individuals. The Board will discuss immediately and make a determination.
 - c. **Dawn Fields** – Concerned about the trash being left by the roofers. The Board has been working with Osborne to ensure they get this cleared up. We have a retained amount and will not completely pay until the Association approves all work. Also concerned that the amount of the first contract, which included removal of shingles and relay, and the second contract was for the same amount for a relay only. Ray explained that the first vote that was vetoed was for removal and reroof. This job was taken seriously; we took this to a consultant, and then received a competitive bid by 6 different contractors. Dawn further requested to meet with the Treasurer to go over the figures. At the annual meeting, a separate accounting on roof collections and disbursements will be distributed.
 - d. **Marjorie Lewis and Jerry Frunzi** - Have new roof leaks that were not visible prior to the roof work. These may be chimney leaks and will be looked at by Osborne. Jerry Frunzi asked if the roof work solved the problem.
5. Financial Report – The largest expense continues to be water, \$26,000 this month. We paid \$214,000 to Osborne for the roof work. \$45,000 has been transferred to the money market account for the siding settlement, bringing the total for this settlement to approximately \$180,000.
6. **New Business**
- a. Board positions – There are two positions that will be open for election at the Annual Meeting, scheduled for July 17th. If you are interested, please contact the Property Manager, or nominations can be made from the floor at the meeting.
 - b. Annual meeting – is scheduled for July 17th. To accommodate the expected large turnout, the tables will be removed and we will set up chairs only.
 - c. Rules & Regulations – we will continue to discuss updating the rules and regulations, to include the subject of individual painting.
7. **Old Business**
- a. Roof work – Clean up work is being done now. The sheds are being done and some follow-up work on the buildings. The work is approximately 95% complete and should be done in the next 7-10 days, including the punch list and clean up. Inspections are being conducted by City of Parker (Steve Bunn) and Gillians Engineering. Contact the property manager if you are having any leaks. Plywood replacement and flashing was done where necessary. If you have any questions or concerns, call the City building department and have them come out – let them know you are not happy with the inspection. Joyce Vollerston thinks the roofers broke her screen because it wasn't broke until the roofers were on her building. Osborne has denied the claim. Collections thus far for roof the special assessment is \$473,937.92.

- b. Pool heater – is not being replaced this year. The Board decided not to spend \$8500 to replace the heater at this time. A new pool cover is a priority and will be purchased by the end of the summer season.
- c. Pool party – The Board decided to not spend the money for a pool party this year.
- d. Financials – at the last meeting a question was brought up about the numbers on the financials not matching. The reason for this was due to difference closing dates on the documents. This was fully discussed at this meeting.

The meeting was adjourned at 7:54pm. The next scheduled meeting is the Annual Meeting Thursday, July 17, 2003.