

**MINUTES SUBJECT TO NEXT ANNUAL MEETING APPROVAL**

TOWN & Country Village HOA  
HOMEOWNERS ASSOCIATION, INC.  
Annual Board Meeting Minutes

Date: July 17, 2008  
Place: Parker Senior Center  
Attendees: President – Kris Sutton –Present  
Vice President – Dave McKnab –Present  
Treasurer – Jim Whitis – Not Present  
Secretary – Sue Leonard--Present  
Member at Large – Larry Poffenberger – Present  
Property Manager – Laura Williams – Present

Minutes

1. Call to Order

Meeting called to order at 7:00pm.

2. Approval of Prior Annual Minutes

Reading of last year's minutes was suspended by Dave McKnab .

3. Establish a Quorum

A quorum was established at 10% of the 501 units at 7:04 pm.

4. Nomination of Board Members

Steve Nelson, Jim Whitis and Kris Sutton were nominated to fill the 2 vacant positions on the board. Ballots were distributed and the results tabulated. Steve Nelson and Jim Whitis will fill the positions for 3 years.

5. President's Report

Kris Sutton, President presented her Presidential Report. Kris's report emphasized the progress that the HOA has made in both the physical appearance of the property as well fiscal balance in reserves. (See attachment at the end of the minutes for President's Report.)

6. Financial Report

Laura Williams, the Property Manager, explained that holding the dues increase to \$1/ month had been achieved by cutting the budget in some areas and expanding in other areas which have been affected by the cost of fuel, i.e., trash pick up. She announced that the balance in the reserve account has reached One Million Dollars! She stated that we have not had to write off any bad debts this year. We have a new tool that we can now use collection agencies to collect any bad debt if we have to do so.

7. Old Business

Laura reported

- The new fence in phase 3 is being installed along the north boundary of the HOA.
- The work on the pool is completed.
- IREA will remove the graffiti on their boxes.
- Replacement shrubs will be planted.

8. New Business

Sharon Wells accepted the position of Nominating Committee Chairperson 2009.

Meeting adjourned at 7:32pm. The next annual board meeting will be July 16, 2009 at 7pm at the Parker Senior Center.

After the meeting we enjoyed a "Night on the Organ with Larry" (Larry Poffenberger) and delicious ice cream and cookies.