

MINUTES SUBJECT TO NEXT ANNUAL MEETING APPROVAL

TOWN & COUNTRY VILLAGE HOA HOMEOWNERS ASSOCIATION, INC. Annual Board Meeting Minutes

Date: July 19, 2007
Time: 7:00 PM
Place: Parker Senior Center
Attendees: President – Kris Sutton - Present
Vice President – Cyrus Schoonover - Present
Treasurer – Jim Whitis - Present
Secretary – Dave McKnab - Present
Member at Large – Larry Poffenberger - Present
Property Manager – Laura Williams - Present

Minutes

1. Call to Order

The meeting was called to order at 7:00PM.

2. Approval of Prior Annual Minutes

The July 2006 annual meeting minutes were distributed to attendees as they entered the meeting. Sondi Poffenberger motions to approve the minutes and Cyrus Schoonover seconded. The minutes were approved unanimously.

3. Establish a Quorum

A quorum was established at 10% of the 501 units.

4. Nomination of Board Members

Cyrus Schoonover was nominated and approved by individual acclamation.

5. President's Report

Kris Sutton, President, presented her Presidential Report. Kris' President's Report highlighted the events that took place over the past year. (See attachment at end of minutes for President's Report)

6. Financial Report

Jim Whitis, Treasurer, briefed the attendees on the financial reports. He discussed the proposed budge for the coming fiscal year. He explained the he had shaved the budget everywhere he could to save monies. It was necessary to have an increase, this due mainly to the snow removal costs.

7. Old Business

None.

8. New Business

New Dues: Jim Whitis briefed that the dues/assessment increase would be effective 1 September 2007. The increase varies based on the style/model of each unit.

New Budget: Jim Whitis presented the proposed budget to the Board of Directors and it was approved and accepted.

9. Nomination for Chairperson

Maureen Gollob was nominated to this position.

- The next annual HOA meeting was set for July 20, 2008 at the Parker Senior Center at 7:00 P.M.
- The meeting was adjourned at 7:45 PM.

PRESIDENT'S REPORT ANNUAL MEETING JULY 19, 2007

Greetings!!! Welcome and thank you for attending the annual meeting.

First, I would like to thank the new board members for all their great efforts this year.

The Town & Country community has made improvements again this year. We are doing the second phase of the fence project. We have replaced a retaining wall that was really a danger to our homeowners. The entry signs again have been enhanced.

The town of Parker has designated our community as part of the "HEART OF PARKER HISTORICAL AREA". The Parker Town Council is planning many improvements to the downtown area. There are quite a few new building projects planned. All this will increase the value of our homes.

We still do have vacancies on the board if any one is interested in becoming more involved with their community.

It is our goal to steadily improve our grounds and homes.

Again, thank you for coming.