

# MINUTES SUBJECT TO NEXT ANNUAL MEETING APPROVAL

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

Date: July 20, 2006  
Time: 7:00 PM  
Place: Parker Senior Center  
Attendees: President – Kris Sutton  
Vice President – Open Position  
Treasurer – Open Position  
Secretary – Open Position  
Member at Large – Sharon Roybal  
Member at Large—Larry Poffenberger  
Property Manager – Laura Williams

### Minutes

1. **Call to Order**  
The meeting was called to order at 7:10PM.
2. **Introduction of Board Members**
3. **Establish a Quorum**  
A quorum was established at 10% of the 501 units.
4. **Nomination of Board Members**  
David McKnab, Larry Poffenberger and Cyrus Schoonover were all nominated and each nominee was 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. **Approval of Prior Annual Minutes**  
The July 2005 annual meeting minutes were distributed to attendees as they entered the meeting. Sharon Roybal motioned to approve the minutes and then Kris Sutton seconded. The minutes were approved unanimously.
7. **Financial Report**  
Charles Dohnalek, Financial Advisor to the Board of Directors, briefed the financial reports. He discussed the proposed budget for the coming fiscal year.

The new fiscal year will begin 1 September. He reviewed the operating budget and the reserves that are on hand. Charles also reviewed the reserve study and the monies that necessary to put into the reserves on a monthly/annual basis to fund the reserves for future capital projects (i.e. Paint, roofs, etc.). He explained how the numbers for the increases were determined. (See 2<sup>nd</sup> attachment for financial presentation) Dues increase will become effective September 1, 2006.

**8. Old Business**

None.

**9. New Business**

**New Dues:** Charles Dohnalek briefed that the dues/assessment increase would be effective 1 September 2006. The increase varies based on the style/model of each unit.

**New Budget:** Charles Dohnalek presented the proposed budget to the Board of Directors and it was approved and accepted.

**10. Drawing For Credit**

The drawing for account credit took place and the following homeowners won a \$100 credit on their homeowner's account.

10733 Longs Way	--	Frank Black
10721 Foxwood Ct	--	Cindy Grim
19840 Summerset Ln	--	Mike Johnson
19738 Applewood Ct	--	Nikki Hauth
10756 Foxwood Ct	--	Frank Black
19729 Rosewood Ct	--	Keith Depew
10739 Longs Way	--	Frank Black
10703 Longs Way	--	Kris Sutton
10713 Longs Way	--	Frank Black

- The next annual HOA meeting was set for July 19, 2007 at the Parker Senior Center at 7:00 P.M.
- The meeting was adjourned at 8:45 PM.

**President's Report**  
**Kristy J. Sutton**  
**Annual Meeting, July 20, 2006**

Greetings to all and welcome to our annual meeting!!!

First, I would like to thank all the members of our board for hanging in there and pulling us thru another year. I would like to offer a special thanks to Len Price for his 5 years of dedication to this community. His tireless energy and dedication in pushing many of these projects through to completion is the reason we have accomplished so many projects over the last several years. Also, a special thanks to Charles Dohnalek. Even though he is no longer a board member, he remains active with the board as a financial consultant. And another thanks to all the members of our ACC committee and all the others who have volunteered their time to help with various community projects.

As a community, we have been through some rough times over the last few years. An assessment for the roofs followed by an assessment for the paint, wood replacement and guttering but you must admit that our community looks better and feels better than it has in many years. We are gradually taking care of all the deferred maintenance items that have been put off over the previous years. With the plans put into place by the previous board, our community and HOA are in better financial shape than ever and getting better every month and we are funding our reserves on a monthly basis. We are by no means where we need to be but we are well on our way. As long as we continue to follow these plans, we will reach our goal and destination.

We have certainly made some improvements in our community over the last year. We have new Rules and Regulations. We have completed the painting, wood replacement and guttering project with only \$7863 still due and we expect to collect all of that balance. We have replaced the rock in the beds along Summerset Lane. The entry signs have been painted and revamped with a brick border and new landscaping. We are in the process of having our trees trimmed and the damaged and diseased trees removed. Before the actual end of the fiscal year, you will see some concrete work done on sidewalks, driveways and a few porches/patios. The first phase of the fence replacement project will be under way no later than August 1<sup>st</sup>, with a spec fence being installed on the shed by the water department for all

homeowners to view. This phase of the fence project should be completed by October 2006.

There are so many things happening in our immediate area that should do nothing than to make the value of our homes and our community increase. In the vacant area on Victorian Drive between the Montessori School and the Victorian House, there is a new project with a scheduled start date of Spring 2007. The name of this project is *Victorian Commons* and they will be 'Work/Live Row Houses'. There will be approximately 19 units and the price per unit is approximately \$450,000. There is the previously discussed 64 house development by Centex going in just to the north of the Briarwood Court area. In the vacant lot across the street from our office, there is another project going in named '*Victorian Peaks*'. It is another 'live/work' type project and also scheduled to begin in approximately springtime. At another monthly meeting, we were given the details on a small commercial retail area going in on the corner of Mainstreet and Pine Drive just behind Bayfield Way. These projects alone should make Town & Country Village the place to be.

We are desperately seeking more volunteers for our board of directors. We currently have 2 open positions and would love to visit with you about becoming an active member. This is your home and your community as well. Please help us make it all that it can be. To be a good board member does take time and dedication. It is not a job that will make you financially rich! HA!! Like we get paid! However, with that time and dedication comes a sense of pride and money can't buy that sense of accomplishment. Please come be a part of our team!