

## MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

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

Date: August 19, 2004  
Place: Parker Senior Center  
Attendees: President – Leonard Price – Present  
Vice President & Treasurer – Alan Hahne – Not Present  
Secretary – Sharon Roybal – Not Present  
Member At Large – Dawn Fields – Not Present  
Member At Large – Vicki McCutchan – 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 June 2004 board meeting were presented for approval as they are. Motion approved.
3. Officer/Committee Reports

**Architectural Control Committee – Ruth Ann Watts (Chairperson) – No report for the ACC.**

**Roads & Grounds Committee- Len Price –**

Traveler's Insurance – After the annual meeting, Traveler's contacted the HOA due to the news broadcast and then came out and walked with Len and Laura and will be sending a letter stating their findings.

Painting and Carpentry – This was put out for bid and the bids came back anywhere from \$1.5 million to less than \$.5 million. There were 3 competitive bids in the middle. The Board selected Columbine Applications at a little less than \$800,000 and with the application of the siding settlement, it will bring it to a little less than \$600,000. Also, added to the project budget will be 12.5% contingency for the unforeseen plus Steve Bradley's costs. Columbine agreed to a 3 year warranty on the paint as well as the labor and carpentry. They also agreed to hold the contract price until February. There is just not enough time before the snow flies to complete this project. With the court date of September 1 to get the documents approved. The ballot for the Special Assessment should come to you approximately late September. With assessment approval, we should start the guttering and carpentry portion of the project in February continuing into April when the painting portion of the project will begin.

Water Bills – We have reviewed the water bills. We have turned off the sprinklers during the really wet spell then we got another dry spell and had to turn them on again. Now that it is wet again, we are having them shut down again. I will ask them to turn them off late September for the winter. The water bills are down from past years. The bill totaled \$36,239 this month.

Grounds – The new trees look good. The grounds in general look good. They are green and not over-watered. It looks nice. The scrubs are trimmed completely.

Fire Lanes/Curbs – We have contacted 3 contractors to paint the numbers/guest spots and the paint the fire lane curbs. We have received permission from the Parker Fire Department to move the fire lane to the other side of the street. We got 2 of 3 bids back and will be making a decision shortly.

4. Gift Certificate Drawing – Micah Saumier won gift certificate to Parker Station.

The meeting was adjourned at 7:40pm. The next scheduled meeting is on Thursday, September 16, 2004 at 7pm at the Parker Senior Center.