

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

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

Date: September 16, 2004
Place: Parker Senior Center
Attendees: President – Leonard Price – Present
Vice President & Treasurer – Alan Hahne – Present
Member At Large – Sharon Roybal – Present
Member At Large – Dawn Fields – Present
Secretary – Vicki McCutchan – Present
Property Manager – Laura Williams – Present

Minutes

1. Call to Order
Meeting called to order at 7:01pm.
2. Approval of Minutes
The minutes from June and August 2004 board meeting were presented for approval as they are. Alan motioned for approval and Vicki seconded the motion. Motion approved.
3. Officer/Committee Reports

Architectural Control Committee – Vicki McCutchan (Board Liason) –

The walker is becoming more familiar with responsibilities however the ACC is still finalizing job responsibilities and should be completed in the next 4-6 weeks. Additionally, the ACC will communicate via e-mail to the office with requests to maintain documentation for record purposes.

Roads & Grounds Committee- Len Price –

Water Issue – A leak was discovered underground causing an additional \$2,000 in the last month's bill.

Vandalism – There have been several break-ins reported in the past few weeks; Dawn's home was the most recent. Dawn is investigating this more with the police department; however it was recommended that homeowners leave their porch lights on as a deterrent. More information will come out in the next newsletter.

Curb Painting – Painting is taking place, however there are a few areas that will need to be redone. This project should be completed by Monday evening.

Financial Report – Alan Hahne

Alan reviewed the year end budget report. The fiscal year end was 08/31/04. Highlights of this fiscal year are -

- Outstanding Accounts Receivables are a little higher than they should be and the HOA needs to keep an eye on this.
 - Cash reserves are looking better.
 - A long term cash reserve has been established.
 - Siding and painting reserve of \$200,000 has been established to help offset the upcoming assessment.
 - The landscape project went a little over budget however it made a noticeable difference in the community and we hope every one enjoys it.
4. Micah Saumier won gift certificate to Parker Station and Thomas Kuhlman won a gift certificate to the newly opened Parker Auto Spa.

5. Old Business –

The new documents were presented in court on September 1, 2004 and were approved by the judge and submitted to the County Clerk to be recorded on September 2, 2004. Within the next two weeks, all homeowners will be notified about the special assessment for painting and exterior repairs. There will be a date set for voting to take place. This project is scheduled to start in March 2005 and more information will be forthcoming.

6. New Business –

Chimney Sweeping – It was discussed that Laura will see if a chimney sweep would be willing to look at a discount price to do multiple homes in our community – more to follow.

Rules and Regulations – Now that the new documents have been approved and are effective, we will need volunteers to work on rewriting the rules and regulations to compliment the new documents.

The meeting was adjourned at 7:40pm. The next scheduled meeting is on Thursday, October 21, 2004 at 7pm at the Parker Senior Center.