

## MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

### Town & Country Village Homeowner's Association, Inc. Board Meeting Minutes – September, 2003

Date: September 18, 2003

Place: Parker Senior Center

Attendees: President – Ray Aduddell – Present  
Vice President – Len Price – Present  
Interim Secretary – Debbie Buker – Present  
Member at Large – Sharon Roybal – Present  
Member at Large – Dawn Fields - Present  
Property Manager – Laura Williams – Present

#### Minutes

1. Call to Order

Meeting called to order at 7:00pm.

2. Approval of Prior Minutes

Minutes approved as presented for August 21, 2003.

3. Officer/Committee Report

**ACC/Roads and Grounds Committee** – Along Main Street, there are 4 pine trees that died in the last two weeks due to summer stress and inadequate root ball. These will be replaced in the spring.

Water meter on 198903-09 Summerset Lane has been changed. Debbie Buker and Len Price have a meter with Frank Yeager, Parker Water Dept., on Monday 9/22 to discuss anomalies in the water bills.

Sprinklers have been cut back 50%.

Pool has been properly winterized and closed with the old cover being used until the new cover is received. The cost for the new cover was between \$6000 and \$7000.

Volunteers are being requested to help pick up trash that is left after trash pick up. Lids that get lost during windy days have been placed in the storage shed. If interested in seeing if your lid is there, please call the property management office to make an appointment.

The debris that had been blocking a drainage ditch along Longs Way has been cleared.

New towing signs have been ordered from the current towing company. If we don't get the signs soon, we'll look at other companies.

We have requested from the utility companies to have the boxes replaced.

#### 4. Homeowner Communication

- a. Marjorie Lewis – submitted a letter to the association regarding a leak in her roof. Columbine Maintenance has been contacted to fix the problem. Osborn was not contacted because it was determined the problem was around the chimney cap, which is a maintenance issue and not a roofing issue.
- b. Debbie Watson – at the August meeting, it was stated that she'd be reimbursed for nails in her tires. Her daughter's tire repair was \$71.00 and has not been reimbursed yet. Laura knows of other homeowners that have the same problem. Will check into it.
- c. Ruth Ann Watts – the re-roofing of her shed has not been done. Two other sheds have also not been done. Laura will contact Osborn.
- d. Caryl Lee Roberts – what is the status of the document committee. The meetings will be held in the next several weeks at Pizza Hut, who has a room we can use without paying a fee and no minimum in food. Those who indicated an interest in the committee will be contacted with the dates and times of the scheduled meetings.

The fence on the north side of our property is down due to a tree pushing down on it. The owner has been contacted and will take care of it.

There are several dead trees/branches in homeowner yards. These are being requested they are removed/trimmed. Bids have been received to remove dead trees in the common areas and used for firewood.

There are sprinklers on Briarwood that need servicing.

#### 5. Financial Report

Assessment for Roofs - Osborn has been paid in full. Monies collected thus far are \$537,963.34.

Reserves – we have \$370,370 in reserves, which includes \$240K +/- received from the siding settlement.

The water bill this month is down slightly - \$42,804.

#### 6. New Business

Document Committee – 21 homeowners have volunteered to help update the governing documents for TCHOA. Meetings will take place during the next several weeks. Suggestions can be given to Laura to present to the committee.

Painting – according to the recent survey, painting is the #1 concern of our homeowners and the Board. Several homeowners have requested permission to paint the exterior on their own. The Board is looking at all options.

Board Member Resignation – due to a job transfer to Colorado Springs, Angie Eberhart has resigned from the Board. We are sorry to see her go and wish her the best. We will be looking for another board member to fill the vacant position.

7. Old Business

The loan has been paid in full, which has saved the community approximately \$5,000.

The meeting was adjourned at 7:30pm. The next scheduled meeting is Thursday, October 16, 2003.