

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

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

Date: October 16, 2003

Place: Parker Senior Center

Attendees: President – Ray Aduddell – Not 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 September 18, 2003.

3. Officer/Committee Report

ACC/Roads and Grounds Committee – The irrigation was reduced by 50% last month, which resulted in \$11K reduction of the water bill. Len walked with the Parker Water Dept when the meters were read last month. Eight meters have been replaced that appeared to be erroneous. Len and Debbie met with Frank Yeager and subsequently with 3 other water dept. personnel. Following the meeting we felt confident that the meter readings were being read accurately. A spike in meter readings usually indicates a problem with plumbing problems or leaks. We will continue to monitor the water bills very carefully and have meters re-read and/or meters replaced where we feel necessary.

We would like to investigate having a water committee. If interested in volunteering, please contact the property manager.

The pool cover is on back-order.

New stop signs have been installed.

Pictures were handed out indicating the type of maintenance issues necessary on most of the buildings. What to do? Keeping in mind that we need to keep money in the reserves, we don't have enough in the budget to start another major maintenance project. Another special assessment can not be voted on for one year following a special assessment. In other words, we can not vote again until after 3/31/04. We will ask our attorney for an opinion on whether or not we can use the siding settlement funds to help with the painting project.

4. Homeowner Communication

- a. Shawn DeAngelo – discussed the need for building maintenance especially along Victorian, north of Main St. The paint is spotted and chipping. Realtors in the area have very negative thoughts about T&C. However, with the downtown redesign, the area could be a goldmine.

The Board will discuss in an executive session this evening some of the building maintenance issues. The shutters costs through Osborn were about \$90 for a pair including installation. We will look at getting other estimates and start the replacement of the shutters.

- b. Caryl Lee Roberts – the Board needs to protect our investment. We need to start looking at a special assessment for gutters and painting now.

5. Financial Report

Reserves – we have \$313,480.52 in reserves. We paid off the loan, being \$78,007.71.

The water bill this month is down slightly - \$41,612.

The bad debt noted on the P&L is due to bankruptcies filed by homeowners. TCHOA gets a super lien from the bankruptcy court, which means that when the home is sold or foreclosed on, the money owed will be paid to TCHOA.

6. New Business

Teenagers – after many complaints from homeowners regarding rowdy, unruly teenagers hanging out in the community, we have requested Parker Police to begin extra patrols. If the teens are being unruly in your area, call the police. Please be reasonable. We are entitled to the enjoyment of this community and our homes. Living in a multi-family community also means that normal noises can be heard like they were in your living room. This does make an unruly person, but a person enjoying the out of doors reasonably. The Board can take action if found appropriate, but this takes time. If you need immediate assistance, call the police.

Access to Electrical Boxes – it was reported that kids were turning off electricity to homes via the electrical boxes in the common areas. To keep access from anyone who does not belong, homeowners can put padlocks on these boxes. If the electric company needs access to the boxes, they will cut the padlocks at no expense to the electric company.

Christmas Lights – a reminder will be send to homeowners on the rules for light/decoration installation – put up after Thanksgiving, taken down by January 18, 2004, no nails, etc. We will again have 1st, 2nd, 3rd, and honorable mention prizes.

7. Old Business

Document Committee – met for the first time last month. Several other meetings are scheduled in the next few weeks.

Painting – several homeowners have requested permission to paint the exterior on their own. This has been referred by the ACC Committee to the Board. Entire building painting is still under

consideration of the Board. Trim work and light touch up can be done by the owner AFTER checking with the Property Manager.

Phone boxes – requests are being made to Qwest to replace the boxes.

Roof – approximately \$55,000 in unpaid assessments have been turned over to the attorney for collection processing. Those accounts are homeowners that have not paid anything toward the special assessment nor have they made any arrangements to make payments. There is still outstanding approximately \$20,000 from homeowners who have made payment arrangements. Those sheds that still needed re-roofing last month have now been completed.

The meeting was adjourned at 7:45pm. The next scheduled meeting is Thursday, November 20, 2003.