

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

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

Date: November 20, 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 – Not 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 October 16, 2003.

3. Officer/Committee Report

ACC/Roads and Grounds Committee – The ACC committee is discussing current violations. Trees – those that we lost along Pine and Main are under warranty and will be replaced in April. Water continues to be largest community expense, being \$34,608 for the month. The bill does not include any irrigation. Biggest cost on water bill is the storm and sewage fee, being \$22,211. A meeting at the Parker Water Dept is scheduled for 12/3 to discuss a proposal for 2004 expenses.

4. Homeowner Communication

- a. **Pat Mossop** – dog owners are no longer picking up the waste from their animals. If you see this occurring, send the date, time and homeowner name to the Property Manager. This information must be in writing.
- b. **Marge Thompson** – would like a copy of the rules for holiday lights posted on the kiosk. The rules will be mailed in a newsletter scheduled to be mailed next week.
- c. **Pat Mossop** - Street lights are out on Rosewood near Summerset.
- d. **David Brittan** - Fencing – thank you for putting up fencing along the east side.
- e. **David Huber** - Roofing material – now that the leaves are off the trees, you can see roofing materials that we left behind. Is anyone going to clean this up?

5. Financial Report

The expense-to-budget report was explained. We are \$26,000 under budget for the past 2 months. As we repair fences and shutters, this budget number will even out.

Reserves - we received \$204K from the siding settlement, which were deposited into our reserve account, bringing the balance to \$301K. The reserve fund without the settlement funds would be \$97K. The reserve fund for a community this size should be \$3-7M.

6. New Business

Holiday Lighting Contest – judging will take place 12/21 beginning at 7:00pm.

Shutters – the Board is getting prices for replacing shutters.

Porches – there are at least 5 different porch styles. The board is looking at the price to repair each of the styles and will determine if these need to be repaired by a maintenance person or a carpenter.

New Committee members are being sought to assist with painting and carpentry – assist with getting bids, oversee the proposals, etc.

Neighborhood Watch – Sharon has been diligent in getting information about establishing a Neighborhood Watch. If interested in helping to establish this program, please contact Laura at the property management office.

Vandalism – several vehicles were vandalized last week. Please remember that if you see something that is out of the ordinary, or someone doing something illegal, immediately call the police. We need your eyes to help keep our community safe.

7. Old Business

Document Committee – the committee is being headed up by John and Virginia Distefano. There have been 4 meetings thus far. The committee is working from the documents that were re-written by community attorney last year that cover CCIOA laws. The current documents have expired. All reference to Pulte has been removed. The documents are being written to be more flexible for both homeowner and association. When the committee has completed the revisions, the documents will be reviewed by community attorney and the board. At this point, they will be presented to the homeowners for their approval and vote. Once the covenants are approved, the rules and regulations will be revised accordingly. The committee is also looking at having 4-5 different assessment levels. This will be effective for both monthly dues and any maintenance assessments. The board would like to thank John, Virginia, and the committee members for their hard work.

Pool Cover – a new cover was purchased and has been installed.

Painting – the board has been investigating different ways to make repairs and paint the buildings. The community attorney has advised that the siding settlement money we received can be used for any repairs deemed necessary by the Association. Steve Bunn, engineer for Gillans, has been asked to determine contractors they would recommend for new bids for painting and repairs. The board is working on various payment options (special assessment, 5 year cycle, etc.) and is making this a high priority. If you have contractors that would be interested in bidding this project, please have them contact Laura in the property management office.

Two years ago, the bid from Osborn (based upon oil based paint) was \$616,958. The bids we are requesting is for latex paint, two separate quotes for painting colors as they exist, and one paint color

and one trim color. It has been suggested by several homeowners that we can probably paint for substantially less if we painted the buildings with one color.

Roof Special Assessment Collection - \$55K is still outstanding and collection measures are being sought. When collected, the money will appear back in the operating budget.

Trash Cans – trash cans are to be removed from the street within 24 hours after scheduled trash pick up. Those cans left after 24 hours are removed and placed near the storage shed (near Parker Water & Sanitation). If you are missing your trash can, please stop by the shed to retrieve.

Water Usage – two buildings exceeded the 10,000 gallon usage. Water conservation kits were handed out at the meeting. Laura will be sending letters to the two high usage buildings asking them to pick up a water conservation kit at the property management office. If you would like one, please stop by the office.

The meeting was adjourned at 7:55pm. The next scheduled meeting is Thursday, January 15, 2004.