

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: February 16, 2017

Place: Parker Senior Center

Attendees: President – Sue Leonard – Not Present
Vice President – Fred Couch – Present
Treasurer – Jim Whitis – Present
Secretary – Lori Gehringer – Present
Member at Large – Larry Poffenberger – Present
Property Manager – Laura Williams – Present

Minutes of Town and Country Village Homeowners Association, Inc.

1. Call to Order

Meeting called to order at 7:00 PM by Fred Couch.

2. Approval of Minutes

The minutes from the January 19, 2017 Board Meetings were approved as presented.

3. Financial

Jim reported the financial reports were on the front table. Everything is looking good and we are doing well overall.

4. Homeowner Communication

RW97XX - Homeowner wanted to answer any questions the Board might have regarding his electrical issue.

Lowell Willock – Homeowner suggested several changes in daily operations to include:

- Bank Dropbox so Laura doesn't handle all payments for liability reasons.
- Believes we should make a maintenance subcontractor an employee for insurance purposes.
- The Board should address the issue of driveway replacement responsibility.
- Requested unofficial minutes are posted within a week of the meeting and an agenda for the upcoming meeting is posted on website at least 3 days prior to meeting.

SC200XX - Homeowner requested trashcans at the mail kiosks.

5. Old Business

A. Garden – Meeting with different landscapers to get ideas. Work in progress will work toward spring opening. Landscaper will have initial design plans next week.

B. Concrete Work – After a brief discussion with company representatives, Carefree Decks and Patio, we signed contract. The work should start late March dependent upon weather.

C. Electrical Line

Per the governing documents and our attorney, the electrical issue is the responsibility of the owner but Laura will attempt to find the irrigation contractor info from 20 years ago to see if we can find insurance information for Completed Operation coverage.

D. FW107XX – Egress Window Request

Homeowner requested permission to install an egress window in his basement to make a legal basement bedroom. He presented an engineering drawing as well as the permit from the Town of Parker and a schematic. After a brief discussion, the Board approved the installation with the submittal of a Hold Harmless agreement from homeowner prior to beginning of work.

6. New Business

A. November 2016 Minutes – Minutes need to be amended to note that the Board has NOT come to any conclusion regarding the driveway replacement responsibility as per legal counsel.

B. AW197XX – Collection proposal to attorney was declined by the Board.

7. Open Forum

No suggestions

Meeting adjourned at 8:35 PM.

The next Board meeting will be March 16, 2017 at 7 PM at the Parker Senior Center.