

**MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL**

*Date:* February 19, 2015  
*Place:* Parker Senior Center  
*Attendees:* President – Dave McKnab – Not Present  
Vice President – Larry Poffenberger – Present  
Treasurer – Jim Whitis – Present  
Secretary – Sue Leonard – Present  
Member at Large – Britain Weise – 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 Larry Poffenberger.

**2. Approval of Minutes**

The minutes from the January 2015 Board Meetings were approved as presented.

**3. Financial**

Larry reported that the current financial reports were available at the front table.

**4. Homeowner Communication**

**A. Noncompliant Homeowner**

A homeowner stated that she had noticed there are screens missing from several properties. Laura Williams, the property manager, stated she had been able to contact the owner of the property where the renter had put an air conditioner in the window. That owner had paid the fines that were owed for the infraction. Laura stated that Jennifer would be walking the property in the next two weeks and that she would record the properties with screens missing to be notified by the HOA.

**5. Old Business**

**A. Landscaping Project -- ON HOLD**

**B. Entry Signage – ON HOLD**

**C. Fence Refinish -- Complete Phase III completed**

**D. Contingency Plan for Laura**

The contingency plan was discussed by the Board. The Board decided that if a contingency plan for Laura's absence was needed, an immediate meeting of the Board with Arleen Grajeda, Ismael, and Ed Dlugokecki would be instituted. Laura is printing up the rest of the contingency plan details.

**6. New Business**

**A. Board Members**

Dave McKnab is no longer a Board Member. The current Board appointed Bonnie McKnab to his seat on the Board. Larry Poffenberger will be President, Britain Weise will be Vice President and Bonnie McKnab will be Member At Large until the election to fill the two Board Member seats are held in July.

**B. Foreclosure**

The Board discussed and voted to foreclose on a HOA unit for nonpayment of HOA dues and associated fees.

**C. Manager's Contract**

The Board discussed and voted that Laura's contract be renewed effective March 1, 2015.

**7. Open Forum**

None

Meeting adjourned at 7:40PM. The next Board meeting will be on March 19, 2015 at 7 PM at the Parker Senior Center.

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