

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: April 18, 2019

Place: Parker Senior Center

Attendees: President – Sue Leonard – Not Present
Vice President – Charlie Caudill – Present
Treasurer – Joe Derdul – Present
Secretary – Debbie Miller – Present
Member – Lowell Willock – Present
Financial/Investment Advisor – Jim Whitis – Present by phone
Community Manager – Laura Williams – Present

Minutes of Town and Country Village Homeowners Association, Inc.

1. Call to Order

Meeting called to order at 7:01PM by Charlie Caudill

2. Approval of Minutes

The minutes from the March 21, 2019 Board Meeting were approved by the Board members.

3. Financial

Reserves are in order and all finances are in order. The reserve account is up 4% year to date, the market is doing well and money is invested conservatively.

4. Homeowners Correspondence –

- SC Homeowner – Request to change Declarations maintenance 8.3 nothing can be attached to the fence or affecting the fencing. Also, his rain gutter is clogged.
- AW Homeowner – Wants to let everyone know about the serious issue going on re: foreclosure. She voiced her concerns for the homeowner and the situation. She also thinks that members should vote on the HOA spending money on purchasing a property. The Board acknowledged her concerns but cannot discuss the situation as it is a private and confidential matter.
- BF Homeowner – Would like the minutes to be posted on the web site. Concerns that the HOA Board is purchasing property without a vote by the homeowners. Laura explained the Board members are voted into place by the homeowners to make such decisions on behalf of the homeowners. She also stated she will get the website updated.
- Homeowner – At the meeting, wanting to find out what's going on in the community.
- The Board encourages all homeowners to come to the meetings and assured them we will address their concerns.

5. Old Business

- A. **RW Traffic Committee** –Still tabled
- B. **CC&R Mailing** – Deadline will be extended until June 30, 2019. The board will address members concerns at the pool party and see if they can get ballots turned in.
- C. **Laura Williams' Contract** – Contract is currently being revised by the Association's attorney.

6. New Business

- A. **SW10818 Kitchen Window** - Laura requested approval of a double hung window as there are other windows in the same building with the double hung windows. The board voted and approved the double hung window for this building only.
- B. **Animal and Bird Food** – New verbiage was approved by the board as follows:
 - No food items shall be left unattended in the rear yards or on HOA property. Once the presence of nondomestic animals and birds has come under control, the HOA may approve birdfeeders on an individual basis. When approved bird feeders will be required to be as squirrel proof as possible and located in such a manner as to be unaccessible to squirrels. No food or shells will be allowed to accumulate under the feeders.
- C. **Reserve Study** – The board agreed that a reserve study needs to be done. Laura has one bid from Advance Reserve Study for information and will get two additional bids for Board review later.
- D. **Pool Party Reminder** – The pool party is scheduled for May 25, 2019. Laura would like the board to consider a key cards entry system to have better control over the entry gate. Laura will get 3 bids for future use.
- E. **Refreshing the Gravel** – Laura requested approval to buy bulk gravel for refreshing the grounds. The Board voted and approved her request.

The next open Board meeting will be May 16, 2019 at 7PM at the Parker Senior Center.

Meeting adjourned at 8:06 P.M.