

## MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

*Date:* April 19, 2018

*Place:* Parker Senior Center

*Attendees:* President – Sue Leonard – Present  
Vice President – Charlie Caudill – Present  
Treasurer – Kathy Box – Not Present  
Secretary – Debbie Miller – Not Present  
Member at Large – Lori Gehringer – Present  
Financial/Investment Advisor – Jim Whitis – Present  
Community 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 Sue Leonard

#### **2. Approval of Minutes**

The minutes from the March 15, 2018 Board Meeting was approved as presented.

#### **3. Financial**

Sue reported the financial reports were on the front table. Jim Whitis (as an advisor) says everything is looking good and we are doing well. Reserves are building well.

#### **4. Homeowners**

No homeowners in attendance.

#### **5. Old Business**

**A. Landscaping Project** – Topic has been put on hold.

**B. Entry Signage** – Project has been put on hold.

**C. LW Wall Rebuild** – Project approved to move forward to be done in house, starting in the next two weeks or so. Wall project completed.

**D. Rules & Regulations Review** – Committee formed, 1<sup>st</sup> meeting is April 5, 2018, 7pm Sr. Center, completed 1<sup>st</sup> meeting and online discussion forum up and running.

**E. Rosewood Traffic Review** - Committee forms, 1<sup>st</sup> meeting is April 5, 2018 6pm, Sr. Center. First meeting held and online forum up and running.

**F. Tree Trimming** – Started, project completed

**G. Trash Cans for Kiosk and Pool** – New trash cans delivered, concrete pads started, trash cans installed and completed.

**H. Tree Treatment** – Requested info from landscaper, after reviewing the info from landscaper, the Board voted unanimously not to treat Ash trees at this time.

**I. Rules & Regulations Leasing Policy** – Was updated by Attorney, board will review and readdress next meeting, review postponed until May meeting.

## 6. New Business

**A. Multi-Neighbor Complaint Regarding Squirrel Issue** – Unimous vote to update Section VII.A.1 “Birdfeeders” to title “Birdfeeders and Wildlife Feeding” and will read as follows.

### 1. Bird and Wildlife Feeding

- a. Seeded or suet birdfeeders are only allowed in private backyards. NO birdfeeders are allowed on front porches, stoops, patios or in common areas.
- b. NO birdfeeders may be attached to any portion of the unit, deck or the fence. Only freestanding poles or shepherd hooks are permitted.
- c. ALL birdfeeders must be of a type that is “squirrel proof.”
- d. There shall be NO feeding of any fur-bearing wildlife in common areas, backyards, patios or decks, including but not limited to, squirrels and rabbits.
- e. Violation of this section may result in one or more of the following: (i) imposition of fines by the Association after notice and opportunity for a hearing; (ii) contact by legal authorities; and/or (iii) being assessed for all damages caused to the Association by the feeding of wildlife or as a result of attachment of feeders on prohibited structures.

**B. Laura’s Contract** – Renewed and signed.

**C. American Family Insurance** - Joseph Sandoval, our AmFam agent, informed the Board American Family Insurance is getting out of the Condo/Large Community insurance business. Effective 06/27/18, American Family will no longer insure TCHOA. Mr. Sandoval is finding our community a new insurance company and will continue to service that policy as our agent.

**D. Outdated CC&Rs** – As a result of the Rules and Regulations update, the CC&Rs have areas that are out of line with current laws and CCIOA. They should be updated in order to move forward with the Rules & Regs update. The Board voted unanimously to have Alcock Law Group (Tammy Alcock), the HOA attorney, update and rewrite to present to homeowner’s for approval.

**E. Annual Community Pool Party** – Our annual community pool party is May 26, 2018. Remember your account must be current to get your new pool key. We look forward to seeing you there!

## 7. Open Forum

No suggestions

Meeting adjourned at 7:52PM.

The next Board meeting will be May 17, 2018 at 7PM at the Parker Senior Center.