

**MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL**

*Date:* May 21, 2015  
*Place:* Parker Senior Center  
*Attendees:* President – Larry Poffenberger – Present  
Vice President – Britain Weise – Present  
Treasurer – Jim Whitis – Present  
Secretary – Sue Leonard – Present  
Member at Large – Fred Couch – 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 April 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. Missing “No Parking” Signs**

Laura Williams stated that the city of Parker will put two “No Parking” signs on the street by the pool.

#### **B. Replace Dead Bushes**

A homeowner wants to plant 2 new bushes to replace the dead bushes by her home. She requested to put in butterfly bushes which are not on the HOA approved list. The Board approved her request.

#### **C. Noncompliant Homeowner**

A homeowner stated that she had noticed there are screens missing from several properties. The homeowner wanted to know what the HOA will do after each infraction. Laura stated that the property owner with the infraction will be fined for the 1<sup>st</sup> and 2<sup>nd</sup> infractions. If there is a 3<sup>rd</sup> infraction, the Board will have to decide what to do.

#### **D. Fire Pit in use on Foxwood**

A homeowner stated that she had noticed on her way to the meeting that some people were burning a fire in a fire pit on Foxwood. Laura stated she would follow up on that problem because no one is allowed to burn fires in fire pits within the HOA property.

### **5. Old Business**

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

#### **B. Entry Signage – ON HOLD**

#### **C. Fence Refinish**

Laura stated that Phase IV of the project had been started with power washing of the fences. Because the fences are too wet from all of the rain, the project has been called off for two weeks.

**D. Foreclosure**

Laura stated that the foreclosure is still in process. She stated that the owner has called some Board members. She must call the HOA attorney, Myra Lansky.

**E. Pool Party**

The pool party will be held on Saturday, May 23, 2015. Board members will start setting it up at 8:30 AM.

**F. Budget Planning**

Laura recommended a meeting in her office on May 27<sup>th</sup> at 5 PM to discuss the budget. She stated one of her concerns is that the HOA has had to spend \$30,000 over the trash budget in the last 8 months. The reason that amount is so high is that trash is being dumped in the common areas and the HOA has to pay to get the trash removed. Laura stated she would look into the possibility of having a dumpster available once a month to contain this trash. Joe Sandoval, HOA Insurance agent, will come to this meeting also.

**6. New Business**

**A. Review 2014 Audit Report**

After discussing the 2014 Audit, the Board voted to approve the Audit and to publish it.

**B. Resolution**

The Board voted to move the \$28,512 which was under budget last year to this year's budget.

**C. First and Last**

This was the last Board meeting for Britain Weise and the first meeting for Fred Couch.

**7. Open Forum**

None

Meeting adjourned at 7: 48 PM. The next Board meeting will be on June 18, 2015 at 7 PM at the Parker Senior Center.

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