

## MINUTES SUBJECT TO NEXT ANNUAL MEETING APPROVAL

### TOWN & COUNTRY VILLAGE HOA HOMEOWNERS ASSOCIATION, INC. Annual Board Meeting Minutes

*Date:* July 20, 2017  
*Place:* Parker Senior Center  
*Attendees:* President – Sue Leonard – 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

#### **1. Call to Order**

Meeting called to order at 7:05 P.M.

#### **2. Approval of Prior Annual Minutes**

The minutes from last year's annual meeting were approved as presented.

#### **3. President's Report**

Sue Leonard, President presented her Presidential Report. She thanked the Board for their dedication to Town & Country Village HOA. As well as thanking Laura Williams for her time and expertise in keeping this HOA running smoothly. Sue's report reported current projects as well as plans for future projects. We are rejuvenating the rock beds, did a large concrete project, built brick walls on Applewood Ct and Summerset Ln complete with solar lights, added solar lights to the sides of buildings to help with parking lot lighting and created and opened our Community Garden for it's initial season. All, in all, Town & Country Village HOA is in great shape. We will continue converting timber walls to block walls, do more concrete as necessary and continue to refresh rock beds.

#### **4. Establish a Quorum.**

Sharon Wells, the Nominating Committee Chairperson, announced that a quorum was established at 7:10P.M.

#### **5. Nomination of Board Members**

Laura Williams announced there are two vacancies on the HOA Board. The vacancy is for Fred Couch's and Jim Whitis' positions. Fred Couch resigned his seat. There was one candidate in addition to Jim Whitis so both were elected to board by acclimation by the members in attendance.

#### **6. Financial Report**

Jim Whitis reported that the HOA Reserves are in great shape to meet our future and ongoing maintenance expenses. We are well under budget as of now but due to an increase in the cost of insurance, we will see a slight increase in HOA dues across the board. He also stated that the 2017-18 Budget reflects these facts.

#### **7. Insurance Report**

Joe Sandoval, American Family Insurance Agent, spoke briefly regarding the insurance coverage and informed the homeowners our premiums will increase.

#### **8. Appoint Nominating Chairperson for 2017-2018**

Sharon Wells accepted the position of Nominating Committee Chairperson 2018.

#### **9. Set Next Annual Meeting Date, Time and Place:**

Our next Annual Meeting will be July 19, 2018 at the Parker Senior Center at 7:00 P.M.

Meeting adjourned at 7: 30 P.M.