

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: August 15, 2019

Place: Parker Senior Center

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

Minutes of Town and Country Village Homeowners Association, Inc.

1. Call to Order

Meeting called to order at 6:33P PM by Sue Leonard and Board went into Executive Session to discuss collections. The Board resumed open portion of Board meeting at 7PM.

2. Approval of Minutes

The minutes from the June 20, 2019 Board Meeting were approved by the Board members.

3. Financial

Budget review, operating expenses are over budget due snow removal and insurance renewal. Jim reported that despite market crisis, our account remains stable .

4. Homeowners Correspondence

SC Homeowner stated she thanks the Board. They are doing a great job!

5. Old Business

- A. RW Traffic Committee** – Laura is going to contact the Police Dept. and the Fire Dept regarding installing dips or speed bumps.
- B. CC&R Mailing Update** – New documents were approved and filed with Douglas County. The new CC&Rs, new Rules & Regs, Maintenance chart and many new policies including the Collection Policy were mailed to all homeowners and become effective on September 1, 2019
- C. Laura's Contract** – With the attorney.

D. Landscape RFP –The landscape RFP was mailed to approximately 8 candidates and proposals were requested no later than the end of business day on September 30, 2019.

E. Trash Removal Proposal – Laura is in negotiations with Waste Management for our new contract starting the first of the new year.

7. New Business

A. ACC Walker – Laura proposed a new walker. The Board voted to hire the walker on a trial basis.

B. Rental Unit – The Board discussed renewal of the lease and the increase in the rental amount. The Board voted to offer current renter the opportunity to renew his lease at an increased amount.

The current Board, attending Homeowners and Laura voiced many thanks to Sue Leonard for her many years of voluntary service to Town & Country Village HOA as a member of the Board of Directors.

The next open Board meeting will be September 19, 2019 at 7PM at the Parker Senior Center.

Meeting adjourned at 7:55 P.M.