

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: August 16, 2018

Place: Parker Senior Center

Attendees: President – Sue Leonard – Present
Vice President – Charlie Caudill – Present
Treasurer – Joe Derdul – Present
Secretary – Debbie Miller – Present
Member at Large – Lori Gehringer – Present
Financial/Investment Advisor – Jim Whitis – Not 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 June 21, 2018 Board Meeting was approved with Kathy Box removed from list of Board Members.

3. Financial

Sue reported the financial reports were on the front table. We are currently over-budget due to the new insurance costs. We had to put down 25% to start new policy.

4. Homeowners

- A. **BW homeowner** – Letter with new budget dues amount was different from Dues Resolution. Resolution letter is correct and binding. The Board and Laura will pay closer attention to the rounding issue on next year's budget.
- B. **BW Homeowner** – Concerned about safety issues, damage to car, oil dumped in garden and truck broken into. Bought security system. Asked to remove per current rules. Would like Board to reconsider the 'no camera' rule.
- C. **BW & SC Homeowner** – Concerned about gutter and downspouts being cleaned.

5. Old Business

- A. **Rules & Regulations Review** – Another meeting has been scheduled on Sept 6th.
- B. **Traffic Committee** – Another meeting has been scheduled on Sept 6th.
- C. **Insurance Renewal** – Brent Freisth, Bolder Insurance is our new agent. Brent attended meeting and addressed the Board. He services our policy. He believes things will get better in the insurance industry/market. We have a great deductible at 2% Wind and Hail per building which is low for the market. Each homeowner will need to have a rider to their personal policy for Loss Assessment.
- D. **Outdated CC&R's** – Still working with our attorney regarding the marijuana issue. Once finalized, they will be sent out to every homeowner and all mortgage holders for approval.
- E. **Concrete repairs** – VW concrete was completed last month and AW was completed last week. Two drives on LW were approved for replacement by Board.

F. Audit and Tax Returns – Pending until next month.

6. New Business

A. Exterior Security Cameras – After a brief discussion with homeowners in attendance requesting reconsideration, Board tabled the issue until they could do more research. The Board will come up with guidelines for security systems.

B. Dues Research – Our property dues are comparable if not under comparable communities for expenses which are included in dues.

C. LW Lot by O'Brien – Random folks are parking there. We need to address. Laura stated new sign has already been installed at the entrance of lot to state it is Private Property.

7. Open Forum

No suggestions

Meeting adjourned at 8:10 P.M.

The next Board meeting will be September 20 , 2018 at 7PM at the Parker Senior Center.