

## MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

*Date:* September 19, 2019

*Place:* Parker Senior Center

*Attendees:* President –Charlie Caudill–Present  
Vice President– Debbie Miller – Not Present  
Secretary – Pat Ross – Present  
Treasurer – Lowell Willock – Present  
Member At Large – Joe Derdul – 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 7:00P PM by Charlie Caudill. Charlie Caudill first night as new President of TCHOA Board.

#### **2. Financial**

Lowell Willock opened discussions on operating expenses for the upcoming months. A motion presented and approved stating there is to be a minimum of three bids presented for future projects prior to any approved contract. Any time a project exceeds \$5,000 an RFP will be required before the work is approved. Before any work takes place, there must be a signed approval from the HOA Board.

#### **3. Homeowners Correspondence**

**RW Homeowner** – Homeowner is concerned about the state of his drive. Board advised the project was under advisement and contract to complete was in final stage. Homeowners listed for driveway repair would be notified of the date and time.

#### **4. Old Business**

- A. RW Traffic Committee** – Laura has been in contact with the Police Dept and the Fire Dept regarding installing dips or speed bumps. We are unable to install speed bumps however still waiting for a response regarding dips.
- 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** – In Final Review

**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 has negotiated a contract with Waste Management for our new contract starting the first of the new year. The terms of the Contract are as follows:

1. Waste Management will provide 1 64-gallon trash to each resident. For additional totes the resident will be responsible for the additional cost.
2. Bagged trash will be accepted for residents who decline the Tote.
3. The monthly roll-off located behind the swimming pool for large items is currently \$200 per roll-off per month and was negotiated at \$250 per roll-off per month for the new term.
4. Recycling will be picked up every other week with new contract.
5. If a resident has bulk items (i.e. sofas and mattresses) to discard. Waste Management will schedule a pickup at the cost of the resident.
6. All totes must be marked with the resident's address.

**5. New Business –**

**A. Homeowner Waiver Requests:**

The Board discussed three requests for HOA Fee reversals from TCHOA residents:

1. A letter was received for the Board requesting a reprieve from fines charged for Partial HOA monthly payments that had accumulated since May 2019. Board agreed to a onetime waiver of fee if the member agreed to Automatic Monthly Payment deductions through TCHOA. Board presented to member and is waiting on a response.
2. A letter was received from a Homeowner requesting reversal of a fine received for cigarette butts located on front porch. The reversal was discussed and agreed upon.
3. Homeowner HOA arrears discussed - Further Investigation required prior to decision.

The next open Board meeting will be October 17, 2019 at 7PM at the Parker Senior Center.

Meeting adjourned at 8:03 P.M.