

# MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

*Date:* October 17, 2019

*Place:* Parker Senior Center

*Attendees:* President –Charlie Caudill–Present  
Vice President– Debbie Miller – Present  
Treasurer – Lowell Willock – Present  
Member – Joe Derdul – Present  
Secretary – Pat Ross - 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 6:00 PM by Charlie Caudill and Board went into Executive Session to discuss collections. The Board resumed open portion of Board meeting at 6.58 PM.

### **2. Approval of Minutes.**

Debbie Miller opened discussions and addressed correction to minutes from September 19, 2019 - Section E. No 3. Trash Removal Proposal Correction: "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." The minutes from September 19, 2019 with change were approved by the board members.

### **3. Financial.**

It was agreed by the board that checks will be written on the 1<sup>st</sup> and 16<sup>th</sup> of each month. It was stated that financials are available on the front counter. Lowell Willock discussed our Financial Report – Positive review.

### **4. Homeowners Correspondence.**

FW Homeowner discussed camera mounted on side of building in Foxwood neighborhood. She stated she was concerned about recent vandalism in her neighborhood. The Board was not opposed to the mounted camera; however, it must be remounted in accordance with the Security Camera Policy and esthetically appealing and approved by the Board.

### **5. Old Business.**

#### **A. RW Traffic Committee**

Laura has been in contact with the Police Department and the Fire Dept to install dips or speed bumps. It was determined speed bumps could not be installed and after numerous unsuccessful attempts for a response on the dips the project has been tabled.

## **B. Concrete Work**

The Driveway project is close to completion for 2019.

## **C. Laura's Contract**

Under final review and should be completed by next board meeting in November.

## **D. Landscape Contract**

Four proposals were received and 2 of them were given final consideration. Perennial Lawn & Landscape was awarded a three year contract and will remain the landscape Contractor for the Town & Country Village. The Contract includes the following stipulations: Spot Inspections, Suggestions for betterment, Suggestions on reducing water expenditure.

## **6. New Business**

### **A. Manager's Report**

A new report created by Laura that will include a completed work list, a list of current work and a proposed work list.

### **B. December 2019 Board Meeting**

Due to the holiday, the Board Meeting will take place on December 12, 2019 at 7PM at the Parker Senior Center.

### **C. HOA Office Safe**

As the office collects small amounts of cash and other cash equivalents, we are currently looking for a small mounted safe to for the Office. Board wanted approval from landlord to attach safe to wall or floor.

### **D. Squirrels**

It is the Winter Season and squirrels are looking for a warm place to nest. Homeowner brought to the attention of board that squirrels are getting into her attic. Homeowner will attend next HOA meeting for discussion.

### **E. AW19810 Windows**

Homeowner had previously submitted a Residential Improvement Form to update Windows & Patio Door. The wrong window was installed based on approval. Homeowner and contractor re-requested approval for the slider. After discussion, the original approval of 'like for like' was upheld. Front window must be replaced with the approved style.

The next open Board meeting will be December 12, 2019 at 7PM at the Parker Senior Center.

Meeting adjourned at 8:19 P.M by Charlie Caudill.