

## MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

*Date:* October 20, 2016  
*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

### 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 September 2016 Board Meetings were approved as presented.

#### 3. Financial

Jim reported the financial reports were on the front table. Everything is looking good at this point.

#### 4. Homeowner Communication

None.

#### 5. Old Business

##### A. Landscaping Project -- ON HOLD

##### B. Entry Signage – ON HOLD

##### C. New Projects for Spring/Summer

1. BF Wall – Complete
2. Repainting Curbs – Complete
3. Start finalizing list for concrete work for completion. - *Property walked, list compiled, getting bids.*

#### 6. New Business

##### A. Common Area Garden

Board agreed to move forward with cost estimate to use common area on east side of property for community garden exclusively for T&C residents.

##### B. Driveway Replacement

The board discussed adding the driveway replacement cost to the multi-level breakdown so the homeowners who have driveways bear the cost in the reserves. It will break out on the same levels as the roof, carpentry, paint and gutters based on unit size.

**C. Landscaping**

After a brief discussion, board decided to talk with Perennial about trimming bushes before renewing contract.

**7. Open Forum**

No suggestions

Meeting adjourned at 7:43 PM.

The next Board meeting will be on November 17, 2016 at 7 PM at the Parker Senior Center.##