

## **MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL**

*Date:* July 19, 2018

*Place:* Parker Senior Center

*Attendees:* President – Sue Leonard – Present  
Vice President – Charlie Caudill – Present  
New Member – Joe Derdul - Present  
Secretary – Debbie Miller – Present  
Member at Large – Lori Gehringer – Present  
Financial/Investment Advisor – Jim Whitis – 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 as presented.

#### **3. Homeowners**

Many homeowners were in attendance.

#### **4. President's Report**

Sue Leonard, President read her Presidential Report. She thanked the Board for their time and dedication to Town & Country Village HOA. She thanked our Community Manager Laura Williams and expressed her confidence and appreciation for all of her Hard work. She reported on our current and completed projects such as the stonework for the retaining walls, our new trash cans and a huge concrete project.

She commented on our financial stability. Our reserves are on track for future projects and we are maintaining our reserves at a level that will eliminate a need for any future assessments.

#### **5. Nomination of Board Members**

None

#### **6. Speech for Open Board Seats**

Speech by Lori Gehringer, Debbie Miller and Lowell Willock

#### **7. Voting for Board Seats**

Debbie Miller and Lowell Willock were voted in as Board Members

## **8. Financial**

Jim Whitis (as an advisor) discussed the reserves, they are in great shape. We had a discussion regarding the future reserves and the fact that we have withstood serious financial difficulties. Discussion regarding the concrete reserves

## **9. Joe Sandavol – Insurance Representative**

Joe discussed the insurance issue with all of the attending home owners and explained that American Family Insurance is no longer offering Large Campus HOA Coverage. We had to find a different insurance carrier. He explained that he shopped for replacement coverage for us for months. His top concern was getting us as reasonable a price as possible. Insurance is absolutely going up and as a result, HOA dues are going up. Many questions were asked by the attending homeowners.

## **10. Set Next Annual Meeting Date and Time**

The next Board meeting will be July 18, 2018 at 7PM at the Parker Senior Center.

Meeting adjourned at 8:15

July 19, 2018

Dear Town & Country Homeowners,

Welcome and Thank You for attending this Annual Meeting.

“To continue the high quality of care and management necessary to maintain our property, property values and quality of life to the highest standards possible” has been the stated purpose and agenda of the Town & Country Village HOA Board of Directors. We are fortunate to have a dedicated Board of Directors who volunteer their time to tend to the business of the HOA. Therefore, I sincerely appreciate the work they have done on our Board. Thank you for your service Charlie, Debbie, Lori and Jim.

As a homeowner and an HOA Board member, I am very thankful that Laura Williams is our Community Manager. The demands of the job are enormous and incessant. She handles it all knowledgeably, capably and with professional skill and confidence. I consider Town & Country Village extremely fortunate to be the beneficiary of her talent and expertise.

Town & Country Village is physically in great shape. The changing rooms at the pool have been remodeled and new planters were installed outside the pool area. A stone retaining wall was installed replacing a timber wall on Longs Way. New trash cans were installed at the mail kiosks and at the pool. New shrubs, grasses and trees were planted. The concrete project has been completed except for some work remaining on Applewood Court. All of trees received a major trimming. Committees were formed to work on “Covenants, Conditions and Restrictions” of Town & Country Village Townhomes and Rosewood Court Traffic Review.

Town & Country Village HOA remains in great shape fiscally. Our reserves to cover future projects are on track. We are maintaining our reserves at this level will eliminate a need for any future assessments.

Thank you for attending tonight and your continued support.

Sue Leonard  
President