

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: January 16, 2020

Place: Town and Country Village Management office.

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 – Present Via Phone.
Community Manager – Laura Williams – Present

Minutes of Town and Country Village Homeowners Association, Inc.

1. Call to Order.

Meeting called to order at 7:02 PM by Charlie Caudill.

2. Approval of Minutes -

The minutes from the December 12, 2019 were approved by the Board members.

3. Vendor Reports

No vendors attended the meeting. In their place we invited David Zucker, CEO of Zocalo. They are in negotiations with the Town of Parker to develop the property between the library and the east side of our property. He discussed his plans to develop this property with a residential building with Mainstreet level retail. The building will be approximately 4 stories tall with underground residential parking.

4. Financial.

Lowell Willock opened the meeting with our latest financial status. Financial Status remains in good standing.

5. Homeowners Correspondence.

BF Homeowner Late Fee Assessment -

The homeowner stated he has not received a statement until the recent received in the mail. He paid total balance due but is requesting refund of late fees. All statements are emailed if an email address is provided. The Board instructed Laura to mail all statements with a balance as well as email. The Board will discuss the issue with this homeowner's late fee.

6. Old Business.

A. RW Traffic Committee -

Marco was chosen by Board Members to install drainage dips along Rosewood Ct. Due to inclement weather installation of the drainage dips will take place in spring.

B. Laura's Contract -

Laura received a copy of Contract - In review

C. Manager's Report -

Laura presented the manager's status report to the Board.

D. SW/BF Wall -

Materials on hand, will start construction soon.

E. Audit and Tax Return Preparation-

2017 Tax Return in process. After completion, the board will choose an auditor to perform our next Audit.

F. Reserve Study -

Bids for the reserve study were reviewed and Association Reserve was chosen to do the study. Their first walk is scheduled in February.

G. New Computers in HOA Office-

Computer and Network upgraded and installed.

H. Copier -

New Copier installed

7. New Business.

A. BF Homeowner Late Fee Removal Request -

Request denied. Homeowner may sign up for autopay and Laura is authorized to waive one-month late fee.

B. CW Homeowner Late Fee Removal Request -

Request denied. Homeowner may sign up for autopay and Laura is authorized to waive one-month late fee.

C. BF Homeowner Late Fee Removal Request -

Board voted to waive 1 late fee.

D. Address Notation on Checks -

Notating addresses or account numbers was discussed. We will talk to homeowners individually to please note their addresses or account numbers on each check, so they are applied properly.

E. Contingency Plan - Snow Removal

Discussion regarding guidelines were discussed and set for Snow Removal - Perennial has been updated on snow removal Contingency Plan.

F. Foxwood Camera Installation -

After discussions Foxwood Homeowner did not comply with Board Members to take down and remount their camera - Sending Certified Letter.

G. Damage to Townhome -

Foxwood townhome caught on fire. Homeowner states timeline to fix damage will be approximately 2-3 months.

8. Suggestions for Future Business.

Insurance review

The next open Board meeting will be February 20, 2020, at 7PM at the Parker Senior Center.

Meeting adjourned at 8:56 P.M by Charlie Caudill.