



Lowell to e-sign the return in order to file electronically. The HOA didn't pay taxes to federal or state again this year. There was a discussion about the Operations CD. The finance committee will have a discussion with LPL Financial (Nadia) regarding the fees.

- d. **HOA Management & Day to Day Operations** – Ty stated that he had done research on contingency plans but there has been no forward motion.

## VII. **MANAGER'S REPORT**

Laura presented her Management Report

## VIII. **OLD BUSINESS**

- a. **Mainstreet Sidewalk** – Laura and Ismael met with the Town of Parker. Ismael hired a Landscape Designer to help with the layout and the cost estimate. A copy of the estimate was provided to the Board. At the request of the Town, TCHOA will monitor the project and process the billing and payments to Integrity. The Board requested that we add 10% to the estimated cost for a 'Supervision and Administrative Fee'.
- b. **Concrete Replacement** – The project has continued to be stalled due to weather.
- c. **Insurance Coverage and Appraisal** – Patricia advised that she is still working on this information.
- d. **E-Unify Program** – We have made the initial payment and are waiting for the build to start.
- e. **Rental Property** – The board discussed the advantages and disadvantages of the sell of the rental property. The board decided to have three realtors walk through the unit to determine an estimated value to sell.
- f. **Trash Company** – After a discussion, the board decided that Patricia will reach out to Waste Management to discuss a possible mutual contract termination.
- k. **New HOA Attorney** – After Tammy with Alcock Law Group informed us of her pending retirement, Lowell and Ty have been searching for a new lawyer for the HOA.

## IX. **NEW BUSINESS**

No new business

## X. **EXECUTIVE SESSION –**

Fred made the motion and Pat seconded to discuss the Management Contract at 8:30PM.

Returned from the Executive Session at 8:55PM

## XI. **SET NEXT MEETING DATE, TIME, AND PLACE:**

The next open Board meeting will be April 20, 2023, at 6PM (General Session). Our meeting will be held in the 2nd floor conference room of Parker Station.

Fred motioned to adjourn, Patricia seconded, the vote was unanimous.

## XII. **ADJOURNMENT 8:56 PM**