

PRELIMINARY MINUTES
SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: FEBRUARY 18TH, 2021

Place: ZOOM VIDEO CONFERENCE

Attendees: President – Joe Derdul – Present
Vice President – Debbie Miller – Present
Treasurer – Lowell Willock – Present
Secretary – Pat Ross – Present
Member – Rebecca MacLean – Present
Community Manager – Laura Williams – Present

Minutes of Town and Country Village Homeowners Association, Inc.

1. Call to Order-

Meeting called to order at 6.05 PM by Joe Derdul went straight into executive session to discuss Laura's Contract and additional topics aimed at closing out outstanding issues already discussed in prior open meetings. Closed executive session at 6.59 pm. The Open Session called to order at 7:00 pm.

2. Approval of Minutes -

The minutes from the January 21, 2021 Board Meeting were approved unanimously.

3. Vendor Reports - No Vendor Reports were presented.

4. Financial-

Lowell Willock went over the monthly financial report for January 2021.

- **Financial Report** – Updated Accounts Receivable to date. Lowell Stated we are in a great position. Also discussed Taxes – No Federal or State Liability owed. The Board voted unanimously to accept and file both.

5. Homeowners Communication – No Communication Presented

6. Manager Report- Laura went over Open and Closed Maintenance issues

7. New Business-

- A. Insurance** – It was a unanimous decision to pay the total insurance payment out of the reserve account. This avoids paying any interest for a partial payment.
- B. 2021 Budget** – We will begin gathering information and putting together the new budget for 2021 beginning March 2021.
- C. Mission Statement** – We currently have a Mission Statement that meets the HOA vision of the HOA so this item will be taken off the agenda.
- D. Kiosks** – Will continue to gather information on the mailboxes however it is an ongoing project.

- E. Management Companies.** – We are currently exploring management companies to manage Town & Country Village. It is an ongoing project, and we will make sure any decision made is in the best interest of the Homeowners.
- F. Rental Home** – Our current Tenant advised us that there was accumulating moisture on all the windows. The windows were no longer insulated and needed replacing. The windows had not been replaced in 35 years. The board decided it was a good investment and voted unanimously to replace all windows in the Rental Home. The vote included a maximum price of \$5,000 and if the invoice were more than it would need to come back to the board for further discussion.
- G. ARC Committee – Exploring** the use of tags to identify condensers on Common property.
- H. Small Walls on Foxwood and Somerset Ln** – The Board members voted to hire Integrity Home Improvement to complete the project at a cost not to exceed \$25,000 dollars This was not a unanimous vote. Joe, Lowell, Pat, Rebecca – For. Debbie - Against. As it was a majority vote, Integrity will complete the project. Completion date 6-8 weeks as long as we receive the materials and inclement weather is not an issue.
- I. Board Minutes** - The Board voted unanimously to only post minutes to website once approved by the Board.

Suggestions for Future Business-

- Installing Cameras around Town & Country Village.
- Completion of Slip and Fall Court Proceeding.
- Insurance Apportionment – Apportionment will be completed in March 2021.

Board Meeting Adjourned at 7:56PM.

The next Board Meeting will be March 18, 2021 at 6pm with the open session beginning at 7pm.

Due to the Corona Virus Concerns and the safety of everyone the monthly meetings are currently being held via ZOOM video Conferencing.