

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: February 20, 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 6:21 P.M by Charlie Caudill and board went directly into executive session. The Board resumed open portion of board meeting at 7:02 PM.

2. Approval of Minutes -

The minutes from the January 16, 2020 were approved by the Board members.

3. Vendor Reports

A. Contingency Plan – Snow Removal

Guidelines have been set for Snow Removal – Perennial has been updated on snow removal Contingency Plan.

B. Vendor Contract - Perennial

Discussion on of Perennial Contract

4. Financial.

Special Thank You from President Charlie Caudill and Board Members to Lowell Willock for all the additional hours taken preparing the Financial Budget for TCHOA.

Motion made to change Banking Procedures to aid reconciliation. All funds will be deposited in the Bank and then dispersed once a month into the Reserve.

5. Homeowners Correspondence.

A. Judicial Foreclosure

The Board reviewed outstanding Fees for Briarwood Resident – Certified Letter sent.

B. Foxwood Fire.

Due to continued concerns about safety and condition of the abandoned Townhome on Foxwood due to a fire. A letter has been sent to the Homeowner ordering the Homeowner to clean up property immediately.

C. Victorian Water Leak.

Homeowner requesting reimbursement of 700 dollars for repair of leak under Air Stack. Board Members will gather information and get back with homeowner with decision.

D. Squirrels.

Squirrels continue to be a big concern from Homeowners. Cages have been set and we continue to hear positive feedback that the process is working

E. Gutters.

Concerns that Gutters are not being cleared on a regular basis causing water in window wells to seep into basement. Request was made to make sure every one's gutters are cleared yearly to prevent damage. Board agreed to make this a priority.

F. Potholes.

Homeowners are concerned about their cars with the numerous potholes popping up throughout the property. Board will schedule fixing the holes in the spring however will temporarily fill any holes that are a concern.

6. Old Business.

A. SW/BF Walls -

The materials are in and the work will be completed in Spring.

B. Laura's Contract -

Laura received a copy of Contract - tba

C. Manager's Report -

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

D. Reserve Study -

Vendor has been chosen Timeline to be determined.

E. Audit and Tax Return Preparation-

September 15th Audit - Bid for new Auditor

2018 Tax Return in process

7. New Business.

Planning & Development.

Towing Company - Information to Follow.

BF10854 - Still in discussion

CW19611- Still in discussion

8. Suggestions for Future Business.

Insurance review

The next open Board meeting will be determined. Due to the Corona Virus Concerns and the Safety of everyone the Monthly Meeting will be postponed until further notice.

Meeting adjourned at 9:00 P.M by Charlie Caudill.