

Minutes
Board of Directors Meeting
Town and Country Village

February 20, 2025

Location: 11479 S. Pine Drive, Parker CO 80134
Conference Room

I. Call to order by President Patricia Ross, 6:04p

Attending: President: Patricia Ross - Present
Vice President: Susan Caudill - Present
Treasurer: Lowell Willock - Present
Secretary: Ty Pippin - Present
Member at Large: Fred McCarthy - Present
Community Manager: Laura Williams - Present

Homeowners Attending:

- In Person: Brenda ?, Pat ?, and Laura ?
- By Video: Rhonda Smith, Chris, John Schuster, Doug Barnes, Carol Blevins, Virginia Smerlinski, Karen Jussel, Honor Hasse, Michael Meads, Mary Wolfgang, Leonardo Winner, Sherri Givens, Jason Dahnke, Leonardo Winner, Maggie's Ipad.

II. Approval of minutes:

Motion to approve the minutes from the January Meeting was made by Fred and Seconded by Susan. Passed and approved

III. Financial Report: Lowell reported the ending balances of each account.
501 Account \$29,018.54; Operating \$216, 384.70; Insurance Account \$163,442.74; LPL \$850,152.83

Lowell asked everyone to commit to approving invoices at least once each week. All board members committed to do so.

IV. Homeowner Communication:

- a. Doug Barnes asked for a copy of last year's budget.

- b. Pat asked about the charges from Simple Sub. A little more than \$3000 per month for the meters. It was also accounted that charges will be ~\$42,000 per year. With an annual savings of ~\$135,000.
- c. Chris asked what stops Simple Sub from raising the prices they are charging? Do we have a locked in contract. Fred is asking for a 10-year locked in contract. Chris also made the board aware of a person within the community who has been seen as a danger to the community.
- d. Virginia asked for further clarification of the new billing as it is seen by Simple Sub.
- e. Laura? asked for ARC clarification.

V. Committee Reports: No Reports given.

- A. **Paint:**
- B. **Water:** Water committee thanks those people who worked to send out the packets.
- C. **ARC:**

VI. Manager's Report:

- A. **Water Use:** Two significant water leaks this month. Water meter project is forging ahead.
- B. **Violations:** working with Joe to learn new systems, policies and letters. Have tagged and towed 3 cars and another is in process.
- C. **Payroll:** Audit for travelers saved us some money
- D. **Planning for spring projects:** Nothing definite
- E. **Training of Bookkeeper:** Continued training with Garrett
- F. **Cars:** Have had 3 cars towed tagged several and another in progress, see new business.

VII. Old Business:

- A. **SimpleSub:** Tabled due to homeowner discussion
- B. **Late Fee Application:** Housekeeping needs to be done for the community. ACH deadlines should be set for no later than the 5th of the month to avoid late fees.
- C. **Confluence Builders:** We are in negotiations with the builder. They are paying legal fees and have signed the document. Also, need to clear up water drainage issues.

- D. **Roll Offs:** Discussion of having a roll-off for large item disposal. We need to do more research.

VIII. New Business:

- A. **Truck with Obscenities:** A truck is not working and is up on jacks and has graphic material on it. It has been given an initial letter. Oil on the driveway needs to be taken care of. Further documents will be sent when they can.
- B. **New Policies - Covenant Enforcement/Collection Policy/Conduct of Meeting:** This was tabled until next month for a vote.
- C. **Dog Waste Signs:** Homeowners are asking permission to put up funny – cute – friendly pick up your dog waste signs. Should the HOA, do it?

IX. Miscellaneous

- a. Moved back into regular session from Executive session at 9:35p
- b. A meeting for the homeowners was discussed and a time and date of March 13, 2025, at 6:00 pm was set. The meeting will be zoom and at the office conference room.
- c. Fred submitted a letter of resignation effective immediately.
 - i. His last official act will be to attend the water meeting on March 13, 2025
- d. Fred made a motion to close the meeting and Susan seconded. The meeting was closed at 9:37p

Respectfully recorded and submitted by Ty Pippin – Board Secretary