

PRELIMINARY MINUTES
SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: MARCH 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 for continued budget discussion for next year and other outstanding topics previously on the agenda. The Open Session called to order at 7:02 pm.

2. Approval of Minutes -

The minutes from the February 18, 2021 Board Meeting were approved unanimously. (Minutes will be posted the day after approved)

3. Vendor Reports - No Vendor Reports were presented.

4. Financial-

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

2021 Budget – Lowell briefly went over the upcoming 2021 Budget. The budget will be mailed a minimum of 30 days prior to the July Meeting. During the conversation we discussed insurance apportionment and budgeting for a 2021 Tree, Shrub and Floral Landscaping Beautification for Town & Country Village.

5. Homeowners Communication – Concerned Applewood Homeowner asked if we had a crew out clearing the roads and walkways during the recent record-breaking snowstorm. (Colorado had their 4th largest Snowstorm in history). Homeowner stated she was unable to get out of her Front Entrance. The Board understood the Homeowners concerns and explained with the drifting snow even after shoveling with the velocity it was difficult to keep everything cleared. Ismael and his crew were out day and night clearing the snow from roads and sidewalks.

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

7. New Business-

A. Leasing Policy – It was a unanimous vote by the board to drop the leasing policy discussions from the Agenda until we have had a chance to review a legal opinion we are seeking from our Attorney.

B. Exploring Management Companies – Survey – As we gather information on Management Companies, we thought it would be a perfect opportunity to get the Homeowners thoughts on having a Management Company versus a Community Manager. Laura and the Board thought the best way to accomplish this is by sending out a Survey to all the Homeowners of Town & Country Village. The Board voted unanimously to proceed with a survey. (More information will be provided as we work out the details)

C. Community Gardening – There was a motion to extend the open hours of the community garden and allow a 30-minute temporary parking in the guest spots close to the garden. The new hours will be 7AM - 5PM. This will give all our wonderful gardeners the chance to “beat the heat” with the earlier opening and less work carrying all their gardening tools and products from a closer location. **This was a unanimous vote by the Board however the Board will monitor the change.** (There were a few concerns prior regarding noise and parking from Homeowners living in that area)

D. Kiosks – The Board voted unanimously to take Mailbox discussions off the agenda for now.

E. Community Manager Direct Supervisor – We are making a change to the current responsibilities of our current Community Manager, Laura Williams. The board agreed to give Laura more flexibility and greater latitude in making decisions. This is a commonsense motion as Laura has been the Community Manager at Town & Country Village for over 21 years. Laura will still be responsible to inform the board what actions were taken and the financial outcome however that will be done immediately after everything is complete. Board Member Lowell Willock will remain as the emergency contact when Laura is scheduled out of the office. The Board Voted Unanimously to make this change.

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.

We would like to thank Ismael and his Team for the Outstanding Clean-Up completed during the March 2021 Snowstorm. Ishmael and his team worked tirelessly around the clock during the snowstorm to keep us all safe. Ishmael your great efforts did not go unnoticed. Many Homeowners also called, emailed, and sent texts to show their appreciation for you and your team working nonstop during the inclement weather.

Board Meeting Adjourned at 7:40PM

The next Board Meeting will be April 15, 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.