

PRELIMINARY MINUTES

SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: APRIL 15TH 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 – Not Present and did not vote
Community Manager – Laura Williams – Present

Minutes of Town and Country Village Homeowners Association, Inc.

1. Call to Order-

Meeting called to order at 6.00 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 7:00 pm.

2. Approval of Minutes -

Motion to accept the minutes from the March 18th Board Meeting with two corrections. Motion was approved by Majority.

- **Financial** “The budget will be mailed 30 days prior to the July Meeting.”
- **Suggestions for Future Business** “Ishmael now corrected to Ismael.”

3. Vendor Reports - No Vendor Reports were presented.

4. Financial-

Lowell Willock went over the monthly financial report for March 2021. Great News this week regarding HOA fees for the new Year. It appears right now that for the coming year the HOA fees will not be increased overall. We will however see a difference in the dues per unit based on the apportionment of our annual insurance charges. Once the budget is complete, we will discuss the apportionment further and what those changes will be.

Investments – Lowell discussed retiring a few investments. By eliminating our low producers it gives the opportunity to grow our portfolio and get a better return on the dollar.

5. Homeowners Communication – No communication from Homeowners this week.

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

7. New Business-

- 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 an in-house Community Manager. We are currently looking at the best survey options online to accomplish our goals which includes putting together a series of pertinent questions. We are also looking at the best options for our Homeowners that do not have access to an online platform so they can also complete the survey. (More information will be provided as we work out the details)
- C. Town of Parker – Mainstreet Sidewalk.** The Town of Parker has approached the Board of Directors regarding the replacement of the sidewalk along Mainstreet and presented conceptual renderings as to how it might look. The Town received bond money to continue their upgrade of sidewalks throughout the downtown area. The HOA Manager had previously contacted them regarding maintenance of the sidewalk. The Board approved the concept and will provide more details as the plan evolves.
- D. Parking Blocks –** We have had numerous complaints from Homeowners regarding parked vehicles impeding sidewalk access. As a Board we realize this is also a safety issue to our Homeowners. We will install approximately 100 parking blocks throughout Town & Country Village. We anticipate the cost will be approximately 4,000 dollars. All Board members in attendance voted to move forward with this project.
- E. Rosewood Speed Bumps -** There have been several concerns from Homeowners in the Rosewood area regarding the speed of drivers coming in and out of Town & Country Village. Board Member Pat Ross also added that Homeowners are also concerned about the speed of drivers entering and exiting the Victorian Drive Area. Safety is our priority and with Summer approaching more and more children will be in the area, so we want to get this project completed as soon as possible. We will have more information at the next Board meeting.
- F. Trees/Beautification –** We are currently working on project to add more trees, shrubs, and flowers to the Town & Country Village. Board President, Joe Derdul has spent time at a couple of Wholesalers to get information on the cost. We are also looking at hiring Arborists and Landscaping Consultants to help us plan. As this will be a large project, we want to make sure that we buy the correct plants and trees that will sustain inclement weather and are low maintenance and stay beautiful for years to come!
- G. Town & Country Village Sign –** First Impressions are lasting impressions! Our signs for Town & Country Village have weathered many years so Laura Williams our Community Manager suggested we upgrade! Laura brought some ideas to the meeting to help us with decisions. All Board members in attendance voted to go forward with the four signs we need. The approximate cost of the 4 new signs is \$10,000. If the cost is over \$10,000, then we will need further discussion.

H. Pool Opening/Party - The pool will be opening Memorial Weekend this year!
We are still working out the details and will have everything in place at the May 20th Board Meeting.

Suggestions for Future Business-

- Installing Cameras around Town & Country Village.
- Completion of Slip and Fall Court Proceeding.
- Tammy - HOA Lawyer attending the Annual Meeting.
- North Fence – Trim

Board Meeting Adjourned at 7:40PM

The next Board Meeting will be May 20, 2021 at 6pm with the open session beginning at 7pm. We hope to see you there!

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