

**PRELIMINARY MINUTES**  
**SUBJECT TO NEXT BOARD MEETING APPROVAL**

*Date:* MAY 20<sup>TH</sup> 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 6.00 PM by Joe Derdul went straight into executive session for continued discussion of the completed Budget, Survey, and other outstanding topics previously on the agenda. The Open Session called to order at 7:04 pm.

### **2. Approval of Minutes -**

Motion to accept the minutes from the April 15th Board Meeting.

Motion was approved unanimously and will be posted June 18, 2021.

### **3. Vendor Reports -** No Vendor Reports were presented.

### **4. Financial-**

Lowell Willock went over the monthly financial report for April 2021. Lowell also presented the proposed Annual Budget for Approval. There was a unanimous vote to accept the 2021 budget.

### **5. Homeowners Communication** (9 Homeowners in attendance via Zoom) – The main topic tonight was regarding the recent discussions on our continuing support of a Community Manager or move to a Management Company to support this large HOA. During the discussion it was evident that some of the homeowners attending had received information that was incorrect. We want to make sure we are transparent with our Homeowners and that all information discussed is factual. If you have any questions, please direct them to HOA President, Joe Derdul.

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

### **7. New Business**

**A. Survey-** We continue to look at the best options for a survey company that is within our budget. In a separate working executive meeting, the Board established the fundamental questions we feel are pertinent to our Homeowners for the survey. We want to get the best possible results to determine what you, the Homeowners, envision for Town & Country Village for the future including either continuing with Laura as our current Community Manager or if we should have a community Management Group for a property of our size. We want to

encourage our homeowners to participate in the survey and continue to offer ideas for the community.

Lowell made a motion during this conversation to vote on a 30-day time frame after we receive the survey back to submit an RFP to solicit bids to Management Companies. It was split vote Joe, Lowell and Pat were for and Debbie and Rebecca were against. The motion passed with three (majority) of the Board voting for the 30-day time frame. (More information will be provided as we work out the details)

- B. 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 Board approved the concept and so the project to upgrade will continue. We will provide updates as the plan evolves.
- C. 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. The Board Members voted unanimously to move forward with this project.
- D. Rosewood Speed Bumps -** As we have had numerous speeding complaints from residents, we will install speed bumps on Victorian Way and Rosewood Court. They are approximately \$100 each. A motion was put forth by Lowell Willock to buy 6 speed bumps. The Vote was a unanimous vote by all board members.
- E. Trees/Beautification –**  
The beautification project has begun so you will see our Landscaping team working around the property adding Flowers. Our President, Joe Derdul also proposed a motion for the addition of Trees and Shrubs stating that we need Horticultural help and to take advantage of our Pine Lane Nursery Discounts. Joe recommended we engage Tom Kern, their Colorado Nursery Professional & Certified Greenhouse Grower to assist with the project at \$100/hour. Tom could take 3 or 4 hours to walk the grounds and determine which trees and shrubs would do well in our Town & Country Village and where best to plant them. The motion to move forward with the addition of trees and shrubs was a unanimous vote by the Board.
- F. Town & Country Village Sign –** All Board members voted to go forward with the four signs we need at the last board meeting. The approximate cost of the 4 new signs is \$10,000. If the cost is over \$10,000, then we will need further discussion. As this is your community, we want to challenge our Homeowners to submit Artistic Signage Designs!
- G. Pool Opening/Gate Locks -** The pool will be opening Memorial Weekend this year! The pool party will be from 10am through 2pm. A motion was put forth to pay staff to support the Pool Party. We had a unanimous vote from the Board Members to pay the pool staff this year. There was also a motion to continue with

the current gate locks this year and investigate a new entry system next year. The vote was unanimous to keep the same pool gate locks 2021. If you have lost your key to the pool and need to purchase another key, please bring 10 dollars "cash only" to the Pool Opening Party or to Laura at the Community Managers Office.

- H. Election** – We have two open board seats that we need to fill for the upcoming annual meeting 2021. If you are interested in serving on the Board, please submit a brief biography along with your intent to run. All Bios need to be received to Laura at the Town & Country Community Managers office no later than 1 June 2021 (***subsequently revised to July 1, 2021***). A motion was proposed that to be eligible to vote for your favorite candidate you must be current on dues and any fines owed. The board members voted unanimously on this motion.
- I. Storm Doors** - We are in the process of updating the Storm Door Policy. We know that a lot of the older storm doors need replacing and the Styles accepted previously are no longer available. We will update you on the Progress at the June Board Meeting.
- J. Air Conditioner Units - There** are 15-20 Air Conditioning Units that are currently located in the common area. Air Conditioning Units should be located on the Homeowners Property. The Board has determined that when any Air Conditioner on common property needs to be replaced it is at the owners' expense to move it to their own property. Letters will go out to the affected Homeowners informing them of this requirement.
- K. Insurance** - The Insurance Quotes for the 2021-2022 HOA Master Policy will be presented at the June 2021 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
- Signage Competition for homeowners
- Lunch with the Employees!

Board Meeting Adjourned at 8:40PM

The next Board Meeting will be June 17, 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.**