

PRELIMINARY MINUTES
SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: June 17th 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 6.15 PM by Joe Derdul went straight into executive session for continued Insurance discussion for renewal in June 2021.
The Open Session called to order at 7:00 pm.

2. Approval of Minutes -

Motion to accept the minutes from June 17th Board Meeting. Vote was unanimous.

3. Vendor Reports - No Vendor Reports were presented.

4. Financial-

Lowell Willock went over the monthly financial report for May 2021. Adjustment Of Admin Fee collected for Pool Keys. Lowell said that the Outstanding Accounts Receivables is the lowest to date. A big thank you to our members!
Funds collected but not deposited was clarified as cash money for pool keys.
Discussion on how we are going to disperse check for Insurance Payment.

Investments – Lowell continues to monitor our portfolio.

5. Homeowners Communication – Victorian Drive resident has concerns over aggressive squirrels around children. Laura will get the squirrel exterminator to return this year and put out traps to catch them.

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

7. Slip & Fall – The Insurance Claim has been completed.

8. Old Business-

A. Maintenance Policy Proposal –

Laura was directed to send to Tammy for review.

B. Survey – We are close to sending out the survey to everyone. “Perfect Square” is the most reasonably priced company. Laura will have all the information out to all the Homeowners very soon.

C. Storm Doors – We have updated our storm/security door options. Please check with Laura or via the web to see the changes we have made prior to installing.

- D. Management Companies** – A motion was put forth to move forward with RFP submissions from Management Companies. The Motion passed with 3 Board Members voting Yes. Lowell and Joe voted No.
- E. Insurance Proposals** – Discussed the pros & cons of insurance proposals in order to choose the best option for the HOA. We are waiting for final numbers to come in.

9. New Business-

- A. Parking Blocks** – 150 parking blocks have been installed to date. Vehicles must use front end parking to prevent warning notices. An “important things letter” will be sent out to remind everyone.
- B. Rosewood Speed Bumps** – Rosewood Speedbumps were installed yesterday 6/16/2021. Victorian Way speed bumps will be installed next.
- C. Trees/Beautification** – We have hired an Arborist from Pine Lane Nursery to help with our Town & Country Village beautification project.
- D. Town & Country Village Sign** – We are still looking at designs for our Town & Country Signs. If you have ideas, we encourage you to please submit to Laura. The Board voted as a majority to go forward with the four signs we need. The approximate cost of the 4 new signs is 10,000 dollars. If the cost is over 10,000 then we will need further discussion.
- E. Pool Opening/Party** – The pool opening party Memorial Weekend was a huge success this year! Thank you to everyone that dropped by the pool, to pick up keys and to enjoy the hot dogs and Hamburgers. 375 Burgers were cooked this year by Ismael and his team!
- F. Capital Improvement Definition** – After a discussion, the agreed upon definition was “Any substantial addition or upgrade to our common area to include HOA responsible maintenance to improve the value.”
- G. Proxies** – Rebecca made a motion regarding the proxies for the 2021 Annual Members meeting as follows *“All proxies received will remain unopened until 14th of July by the Nomination Committee, at which point they will be counted and verified against the delinquency list. The vote for all proxies assigned to the ‘Board of Directors’ as a whole will be determined by a majority vote of the Directors. In the event the Board cannot reach a consensus (by majority) on which candidate(s) to assign the votes to, the votes will be distributed equally among all candidates.”* The motion carried with a vote of 4 for (Joe, Pat, Debbie and Rebecca) and 1 vote against (Lowell).
- H. Water Bill** – Unfortunately, the water bill remains excessively high. We are still researching the area to find a solution.
- I. Sewer Lines** – Question on responsibility of Sewer Lines HOA versus Homeowners. Laura and Lowell are looking into this further.
- J. Homeowners Education** – Tammy Alcock, the HOA Lawyer, will attend the Annual Meeting to provide education for Homeowners.

Suggestions for Future Business-

- Installing Cameras around Town & Country Village.
- North Fence – Trim North side of North fence by the Senior Center.

Board Meeting Adjourned at 9:05 PM

The next Board Meeting will be August 19th, 2021, at 6 pm with the open session beginning at 7 pm. 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.