

## **MINUTES SUBJECT TO BOARD MEETING APPROVAL**

*Date:* July 16, 2020

*Place:* The Pace Center

*Attendees:* President – Charlie Caudill – Present  
Vice President – Debbie Miller –Present  
Treasurer – Lowell Willock – Present  
Secretary – Patricia Ross – Present  
Member – Joe Derdul – Present  
Financial/Investment Advisor – Jim Whitis – Not Present  
Community Manager – Laura Williams –Present

### **Minutes of Town and Country Village Homeowners Association, Inc.**

#### **I. Call to Order**

Meeting called to order at 7:25 PM by Charlie Caudill

#### **II. Approval of Minutes**

The minutes from the July 17, 2019 Board Meeting were approved by the Board Members.

#### **III. President's Report**

Presented by Charlie Caudill - President

#### **IV. Nomination and Voting**

The Board called nominees to address the Board, Homeowners and Residents.

**Joseph Derdul**  
**Rebecca Maclean**  
**Sarah Hammond**  
**Connie Bartholomew**  
**Lisa Moore**  
**Lori Gehringer**  
**James Graham**  
**Susan Caudill**

## **V. Financial**

Lowell Willock – Treasurer presented the Financial Report of the HOA year over year.

A copy of the current budget and spending amounts along with the Budget for 2020-2021 was made available to all attendees. A copy of these items was also mailed to each owner in June.

The 2020-2021 budget has an increase of \$5.00 per address per month for the next fiscal year starting 1 September. Everyone will be getting a second notice on this, but attendees were reminded to increase their HOA monthly fee by \$5.00 per month starting 1 September to avoid a \$50.00 late fee.

The dues increase was mainly a result of increases in insurance, water, and trash collection. The three items consumed about 1.9 per cent of the dues increase which the Board was able to hold to a 2 per cent increase overall.

Investments were able to maintain an approximate return of 2 per cent. The rental property had a cash 9 per cent return on the investment plus an increase in value of about \$30,000.00.

The HOA has one of the better positioned reserve funds in the area. While the reserve fund of over a million dollars may seem large, it really is not when you look at the estimated costs in the professionally prepared reserve fund study and see the need in the future for some large expenditures, such as painting, parking lot resurfacing and shingling.

Your Board makes every decision on dues and expenditures keeping in mind the need to hold costs down, but also keeping in mind the need to make the HOA common areas supportive of your individual home values. We try to control costs while at the same time maintaining the value of your individual properties.

Lowell's hard work, hours of research and positive results are noticeable, and I think Lowell's motto should be "keep it simple". Lowell dissected the Financial Reports realigned them and made it much easier for all of us to understand in a glance!

## **VI. Voting Results**

### **CONGRATULATIONS TO THE FOLLOWING APPOINTED BOARD MEMBERS**

- Joe Derdul - Current Board Member - Voted in for another 3-year term
- Rebecca Maclean - Our Newest Board Member effective 1 September 2020

## **VII. Appoint Nominating Chairperson For 2020-2021**

Sharon Wells was appointed Chairperson

We are awfully glad Sharon took on the task as the appointed Chairperson for another year! We thank Sharon and her Team for the Outstanding Job they do and especially this year with Social Distancing. Great Job!

## **VIII. Open Forum**

- A.** Discussion was held about individual water metering.
- B.** Water leak on Summerset Ln – When will it be fixed?
- C.** Insurance costs.

## **THANK-YOU**

In Closing we would like to say “Thank You” to our Current President Charlie Caudill Charlie will be leaving us effective 31 August 2020. It has been our pleasure working with Charlie the last few years. All the Best!

The next Annual Board meeting will be July 15, 2021 at 7PM at the Parker Senior Center.

Meeting adjourned at 8:38 P.M.



July 16, 2020

Good evening and thanks for coming out tonight!

I think we all can agree we are in some crazy times, what with the Covid-19 virus and all the protests. Your board of directors has been extensively involved in dealing with these two subjects. We contacted Parker police when the first protest came to town and made certain they were protecting not only the town, but our community as well.

To this date, face masks to protect us from CoVid-19 are still optional on the part of residents but required on workers still required. It is refreshing to see many people wearing them. It makes sense.

The board members decided we would open our pool. With great effort, the pool opened on July 1st. with several requirements necessary. So far, everyone has been great following these rules. By the way, we opened five days before O'Brien water park!

It is the top priority of your board to ensure the safety of our residents. Along with myself, I would like to single out our board for the hard work they have been doing. Thank you, Pat, Joe, Debbie, and Lowell, for your service.

It would be remiss to not single out Laura Williams, our HOA manager. Her job is not an easy one, as she deals with all aspects of the HOA. Most of the time problems are dealt with quickly, sometimes not. A case in point was an infestation of squirrels at units near Bayfield. They were there because a resident was feeding them. We put a stop to that because remember it is a State law prohibiting the feeding of wildlife. Laura found a company and they removed the squirrels at a cost of more than \$1000.00!

We are also paying \$300.00 a month for a person to, take a guess, pick up dog poop! It is the responsibility of the pet owner to clean up after their dogs. If you are seen not picking up the poop you can be fined.

In an effort to make the community nicer for the weekend, we moved trash pickup from Monday to Thursday and that is working out great. We also had problems with people putting their trash out way too early and not in trash cans. animals were tearing open the bags and spreading garbage around. Please put out trash after 5pm the day before. Thank you goes to Laura for coming up with the idea and putting it in places.

Unfortunately, very few people know all the things we do behind the scenes, but believe, there is solid work going on with the board. We need involvement from owners. It took us several times to pass on new regulations and rules because we could not get residents to vote on them. We are only as good as the people living here. Please get involved!

Finally, we are in good shape financially with strong reserves for necessary projects. Lowell will address that in just a minute.

Again, thanks for coming tonight and for your continued support  
Regards, Charlie Caudill, HOA President