

MINUTES SUBJECT TO NEXT BOARD MEETING APPROVAL

Date: August 18, 2020

Place: **ZOOM VIDEO CONFERENCE**

Attendees: President –Charlie Caudill– Present
Vice President– Debbie Miller – Present
Treasurer – Lowell Willock – Present
Member – Joe Derdul – Present
Secretary – Pat Ross - Present
Community Manager – Laura Williams –Present

Minutes of Town and Country Village Homeowners Association, Inc.

1. Call to Order.

Meeting called to order at 6:07 PM by Charlie Caudill went straight into Executive Session.
Open Session called to Order at 7:00pm.

2. Approval of Minutes -

The minutes from the June 18, 2020 were approved by the Board members.

3. Financial.

Lowell Willock opened the meeting with our latest financial status.

- Our Current Tax return is at a Zero Balance.
- Large balance in Reserve Account – Big Capital expenditures this year.

5. Homeowners Communication.

- None

6. Manager Report

- A. The Security Camera on Foxwood has been removed, repairs complete and invoice has been paid.
- B. Dog Door installed on Rosewood in violation of the HOA rules has been removed, repaired and invoice paid.
- C. Applewood Concrete Damage has been repaired and invoice paid.
- D. Property Walk Completed by Community Manager -Detailed Report to follow
- E. Transfer of Reserve Account to LPL Financial
- F. 2018 Tax Return Complete
- G. Working with Century link, Comcast & IREA to update Utility Stations
- H. In process of getting Bids for Somerset Wall
- I. Our Current Painting Contractor walked the property – touch up painting will be completed under our current warranty.

- J. Working on solution for drainage ditch on Rosewood
- K. Wrong Windows installed on Rosewood – Still not fixed -violation Letter sent
- L. There are several dead trees on property. We are looking at tree removal companies and have one scheduled in September, weather permitting.
- M. Statements /Invoices - Looking into better ways to send out statements and invoices to Homeowners.

7. Old Business.

A. Audit and Tax Return Preparation

Tax return complete and the Board needs to find an auditor.

B. FW Unit Camera

Camera removed, repairs completed, and invoice paid.

8. New Business.

A. Perennial Landscape

Settlement reached.

B. Town of Parker – Sidewalk

Letter to Chief of Police to request meeting with supervisor of Code Enforcement to get specific details in notification.

C. Auditor

Board needs to find and select an auditor now that tax returns are up to date. The Board voted unanimously to allow Lowell Willock to find an auditor.

D. Rental House

It is time to renew lease. Board needs to give Laura direction to renew lease. Board voted to not raise rental rate or charge for a late payment. HOA will also renew for 1 more year. Mr. Willock abstained from voting.

8. Suggestions for Future Business.

- None

Meeting adjourned at 7:30 P.M by Charlie Caudill.

The next Board Meeting will be September 17, 2020 at 6pm.

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