

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

*Date:* August 19th, 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 to discuss changes to Maintenance Chart and Main Street Sidewalk.

The Open Session called to order at 7:00 pm.

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

Motion to accept the minutes from June 17<sup>th</sup> Board Meeting. Vote was unanimous.

### **3. Vendor Reports -**

Tony from “Perfect Square” presented the results of the Town & Country HOA Survey.

PowerPoint Presentation will also be posted on the Town & Country website - [www.TCHOA.net](http://www.TCHOA.net).

After the Presentation, we also discussed the need to overhaul our website. As Tony is also a Web Designer, we invited him to submit a proposal to update the TCHOA Website. Tony accepted, so a motion was put forth for him to complete the project. The vote was unanimous.

### **4. Financial-**

Lowell Willock went over the monthly financial report for July 2021.

### **5. Homeowners Communication –**

**Carol Bevins** – Thanked the board for the quick response for removing the maintenance materials from the parking lot spaces on Longs Way.

**Connie Bartholomew** – Had questions on the Annual Ballot.

**Fred McCarthy** – Discussed Colorado Open Meeting Law.

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

### **7. Old Business-**

**A. Maintenance Proposals** – Tammy Alcock, HOA counsel and Laura reworked the proposed Maintenance policy and updated the Maintenance Chart. After discussion, Pat had a question regarding sewer lines and where the responsibility should be placed in the event of a claim. Pat will further research that concern. A motion was put forth to accept change with the option to update after a conversation with USI Insurance vendor. The vote was unanimous.

**B. Management Companies** – As we only received 1 response to our RFP from our selected group of management companies, we will table until further review. The vote was unanimous.

**C. Liaison to Investment Company** – As our current Liaison Lowell Willock has stepped down as a board member, we are rescinding a single board member as liaison to the Board. The vote was unanimous

**D. Insurance Companies** – A motion was put forth to accept USI as our Master Insurance Policy Insurance carrier for the 2021-2022 renewal. The vote was unanimous.

**9. New Business-**

**A. Parking Blocks** – Laura addressed the Board requesting an additional 100-150 more parking blocks to complete the project. The motion was put forth and the board voted unanimously.

**B. Trees/Beautification** – The Arborist we hired from Pine Lane Nursery has walked the Town & Country Village Property and has given recommendations for the 3-part plan to add Flowers, Shrubs and Trees.

**C. Driveways** – 11 driveways need to be completed.

**D. Fire Lanes** – Our Fire Lanes need Maintenance. Option to sand or water blast and start from scratch. Laura is collecting bids to complete the project.

**E. Water Bill** – After extensive investigation by Laura and Lowell, it was determined the responsibility for the excessive water bill. Moving forward, we are consulting with council to see if it is possible to recoup some of the Financial Burden caused to the HOA. The Board voted and it was not unanimous. Four Board Members voted Yes to move forward with meeting with Council and Debbie Miller voted No.

**F. Rental Property** – Effective 1 October 2021, the rental lease for our HOA Rental Property is up for renewal. The current tenant has been in the property for 5 years, so we offered a one-year contract at \$2100 per month. The vote was unanimous.

**G. AW Homeowner Screen Waiver Request** – After discussion, board voted to uphold the fine and late fees associated with fine. It is the homeowner's responsibility to pay the fine when assessed and contact the HOA to request waiver at that time rather than let it go for months. Board asked Laura to offer a 6-month payment plan.

**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 9:10 PM

The next Board Meeting will be September 16th, 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.**