

Minutes

Board of Directors Meeting

Town and Country Village

April 17, 2025

Location: 11479 S. Pine Drive, Parker CO 80134
Conference Room

I. Call to order by President Patricia Ross, 6:14pm

Attending: President: Patricia Ross - Present
Vice President: Susan Caudill - Remote
Treasurer: Lowell Willock - Present
Secretary: Ty Pippin - Present
Member at Large: Patti Kane - Present
Community Manager: Laura Williams – Present

Homeowners Attending:

- In Person: Kim Lucas, Lauri Garinger, Gail and Stuart Hayden
- By Video: Carol Blevins, Virginia Smerlinski, Doug Barnes Tyrone, Sherri Givens, Linda, Debbie Givens, Steel Hellevang, Joe Derdul,

Introduction of new board member

II. Approval of minutes:

Motion to approve the minutes from the March 20th (a non-quorum meeting) and 27th, Susan Motioned and Patti seconded. Minutes were approved Lowell, abstained.

III. Financial Report:

- a. 501 account - Balance \$67,518.02
- b. Insurance account – Balance \$228,868.02
- c. Operating account - Balance \$240, 342.48
 - i. All account balances read and submitted by the treasurer.

IV. Homeowner Communication:

- a. **Virginia** – questions about the financials and minutes.
- b. **Kim Lucas** – Questioning the water meter vote. Air conditioning installation.
- c. **Chris** – Input on a/c and HVAC Votes on which days.
- d. **Gail** – relandscaping instead of water meters.
- e.

V. Committee Reports:

- A. **Financial:** Lowell gave a report of our positions within the LPL portfolio. Need to add these portfolio numbers within the minutes. No positions were listed as a deficit. All were profitable. Taxes on capital gains were then reported on. Then reported on the investment policy. Lowell has stated that he was asked not to manage the financial portfolio. He then announced that he is resigning as treasurer.

VI. Manager's Report:

- A. **Water Use:** Working on high use buildings.
- B. **Water meter project:** Is still ongoing
- C. **Violations:** working with Joe for violations
- D. **Spring projects:** working with Integrity
- E. **Working on collections:** continued work.
- F. **Cars:** Continuing to tag and tow cars

VII. Old Business:

- A. **Water:** SimpleSub Meters 239 yes votes. Still looking to move forward with the water issue. We did all of the front work, but the back side work needed to be better. The information was there and it did not get presented to the homeowners well enough. Hard numbers seemed to be the big issue. Probably will look at voting again in the fall.
- B. **Confluence Builders:** We are in conversations with Confluence to move forward with the project next to us. A cease-and-desist issue was sent to the Moeler.
- C. **Roll Offs:** Fusion and HBS discussions for roll offs. We can do two roll offs on a one-time basis for now. \$400 per roll off, 5 tons capacity \$60 per ton over. Date to be determined.
- D. **New Policies:** Lowell moved to approve the policies, Susan seconded, approved. Effective date 4/18/25
 - a. **Collections**
 - b. **Conduct of Meeting**
 - c. **Covenant Enforcement:**

VIII. New Business:

- A. **Rental Unit numbers:** 162 rental units 30% of the property. Looking to limit rental properties. 67% vote to pass, is a change of declarations. To rewrite the covenants is a cost of \$25,000. We need to continue to look into a solution.
- B. **Pool Party:** Do a little different this year. Using same keys as last year. Still opening on Memorial Day weekend. Lowell moved we open the pool if the repairs are made and completed on May 24th. Susan seconded. Approved. Pool party will be looked out and
- C. **Pool Refinish:** Just under \$10,000 to complete the repairs to the pool we also need 60 hours to complete. Lowell moved we do the work on the pool not to exceed \$15,000. Ty seconded. Approved Susan abstained

- D. Pool questions:** Keys – how to redistribute the keys and get keys to the owners, monitoring the video,
- E. 2025 Projected Projects and Resident Wishlist:**
- a. **Painting curbs and curb repairs.** Lowell moved we approve curb repairs not exceed \$5,000 Ty seconded. Approved. Once repairs are done painting will be following.
 - b. **Dead trees:** 3-4 trees need to be replaced Patti moved we do the work to replace not to exceed \$1,000 Ty seconded approved
 - c. **Flower bed planting:** Flowers Lowell moved to do not to exceed \$3000 Patti seconded, approved
 - d. **North Boundary fence:** it is repaired and now needs to be stained. Will need to get a budget for the stain.
 - e. **New city flower beds:** Prep has been done finish work. Lowell moved to do the work not to exceed \$15000 Ty seconded, approved.
- F. Insurance meeting:** Sebastian has guaranteed we will have a lower bill than last year. He will be at the June meeting. Outlook is good.
- G. Change in community management/New office:** There will be a change in management, Laura has been with us for 25 years. Laura is retiring. Lowell moved to approve funds of \$10,000 to throw a party for Laura. 20th of May is Laura's last day.
- H. State of market and investments:** Done prior.
- I. Dog poop signs:** The signs that were put up by the homeowners were in violation of the covenants. Signs should have been given permission by the board in writing. Page 22 6.7 of the covenants.
- J. Annual Meeting:** Need to choose a date Proposed budget needs to be created by July, to give Tabled to email or

IX. Miscellaneous

- A. Patricia called for further considerations for general session.
- B. Patti moved we go to executive Ty seconded approved at 8:48
- C. 19920 Summerset Lane, Lowell moved to send to attorney, Ty Seconded approved.
- D. The discussion over the hiring of EMG
- E. Patti moved Susan seconded. 9:06
- F. Patti moved we accept the contract with Bree Starting May 15, and Susan seconded approved.
- G. Motion to end the meeting by Patti seconded by Susan 9:07

Respectfully recorded and submitted by Ty Pippin – Board Secretary