

Preliminary Minutes

Board of Directors Meeting

December 12, 2024

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

I. Call to order by President Patricia Ross, 6:06 pm.

Attendance: President: Patricia Ross - Present
Vice President: Susan Caudill - Present
Treasurer: Lowell Willock - Present
Secretary: Ty Pippin - Present
Member at Large: Fred McCarthy - Present
Community Manager: Laura Williams – Present

Homeowners Attending:

- Ron ? In person.
- Virginia Smerlinski, Tiffany Roth, Chris Miller, Leslie Soell via Zoom

II. Approval of minutes:

Motion to approve the minutes from the October 30 was made by Fred and Seconded by Susan. Lowell wanted a change on IV G. Also, an addition page of a motion. Opened to discussion, no discussion, deemed approved by Pat.

III. Financial Report: None given, by treasurer. No need to read the financials, "If anyone wants to view the financials, they are online and can be viewed there." "I am not going to read three pages of numbers.

IV. Homeowner Communication:

No homeowner questions Ron ? differed to discuss during the water meter report.

V. Committee Reports:

- A. **Paint:** Added to old business.
- B. **Water:** Added to old business
- C. **ARC:** No discussion

VI. Manager's Report:

- A. **Paint:** Finalized with CertaPro. Carpentry is finished, but November monies were put in yesterday. Will have touch up and punch list. As well as signs.
- B. **Siding/Paint issue:** 19807 and 19809 Summerset Lane \$4,000 to replace siding and carpentry then paint. It is about 100 sq feet.
- C. **Water Use:** No water bill yet this month. Due to early meeting.

- D. **Pool cover:** New pool cover is in and is waiting to be installed.
- E. **Training of Bookkeeper:** Continues for Travis and Stacey as needed.
- F. **New Bank account:** Has been opened. Checks have been ordered. Transfer has happened to the new account for use. Old account is on hold and has no money in it. Any items as of now are now bank issues such as NSF's and are holding up the closing of the account. John Coffman has not been refunded any money and has two months of unpaid dues. Unit has been sold and needs to be updated by title closing. Contact has been difficult.
- G. **Annual Meeting:** Annual homeowners meeting has been facilitated and went well. Susan and Fred re-elected.
- H. **Office Move:** Move of the office has happened. And is continuing.
- I. **Curb painting:** Will happen as weather permits. May need to continue until Late April early May will take about two weeks.
- J. **Signage Removal:** Need to remove parking signs from fences.

VII. **Old Business/Committee:**

- A. **Paint:** General notes in Managers report.
- B. **Water Use:** None Water Committee: Fred provided a packet (Appendix A) and discussed the contents of the packet.
 - a. Page 1 is a letter to homeowners.
 - b. Page 2 is a usage chart and water totals.
 - c. Page 3 is a flyer of the meter itself.
 - d. Page 4 is a sample invoice for billing.
 - e. Page 5 is an email to Fred to about fees and billing.
 - f. The meter company will prepare and send out monthly billing.
 - g. Administrative fee or HOA processing?
 - h. List of legal questions (Laura created a full list of questions)
 - Possible Appendix B
 - i. Fred's cell# 3036691046

Further discussion was held about legal and general questions about the meters and further ideas.

- C. **Roof Inspection:** Julian Johnson from a local company (possible Tritech) walked several roofs and found hail damage on some of the roofs and no damage on some. It was a mixture. Loss assessment on the homeowners will be 5% of the cost for roofs that need to be replaced. We have a mixture of class 3 and class 4 shingles. It may also be an issue of how it was paid when replaced at the last reroofing. Chimney caps were discussed as they may be rusting.
- D. **Curbs-** Discussed in Manager's report.

VIII. **New Business:**

- A. **Holiday decorating judging:** The judging will be on the 19th. Meeting at office at 6:00

- B. **Confluence Builders:** Land between the library and our community. An email was sent to the board in reference to their work.
 - a. Builders are asking a temporary construction easement for the building of a retaining wall that borders or extends onto our property 15". Lowell proposed that we ask them to agree to pay our legal costs associated with review of the documents.
 - b. Further discussion stalled with the legal discussion.
- C. **Dues, Late fees and Cost:** This is really a question for legal. We can recover our cost, but only our cost. We need to be looking to recover those costs (recovery, lockbox, ACH payments, electronic checks, merchant fees, etc.) Need a definition of when they are late. Received and paid.
 - a. Bayfield waive late fees (\$150) and charge transfer fees.
- D. Fred moved and Lowell seconded that we go into executive session. 8:27
- E. Reentered General Session at 9:08 pm. No further business discussed.
- F. Susan moved to end Fred seconded to adjourn meeting. 9:08

Respectfully recorded and submitted by Ty Pippin – Secretary

December 27, 2024

Dear Town & Country Village Homeowner,

As your Homeowners Association Board, we are continuously looking for ways to improve our community, ensuring it remains a great place to live while keeping our expenses manageable. For over six months the Board has been examining the how to reduce the largest single expense that we face as owners in Town & Country Village. It is our overall water usage, an expense which is approaching \$600,000 a year and is projected to increase by 3% each year.

We are proposing to install individual water meters in all 501 housing units as well as the 18 irrigation stations as a means of monitoring and limiting the ever increasing water costs to our community. Because this is a capital expense the Board will authorize payment for the meters out of our Reserve Funds and establish an extended repayment plan, so there will be no initial out of pocket expense required of you.

A test period will show you your water usage after which your water usage cost as determined by the meter will be billed to you monthly. However, because of the anticipated savings in our water costs, the Board will reduce your monthly dues by \$80.00 a month beginning in April 2025. The benefit is that you will know and be able to control your water usage and therefore save money.

The Board is asking for your approval to implement this money saving project to stop water cost from escalating every year. If approved by 51% of homeowners the water meters will be installed starting in February 2025. It is planned to produce interim water bills in March 2025 and actual water bills in April 2025.

Your vote is vital to initiate this important project. If you feel that this is a positive step to reduce your costs now and in the future please vote the "Yes" box and sign and return this form in the envelope provided before January 30, 2025.

WATER PROJECT BALLOT

Yes ___ No ___ Signature _____ Date _____

Address _____

Water Usage Totals for 2024

Month	Cost	Gallons
January	\$35,145.86	1,916,546
February	\$32,140.24	1,639,391
March	\$35,418.60	1,777,206
April	\$33,907.29	1,691,385
May	\$44,076.86	2,794,142
June	\$64,942.31	4,808,563
July	\$73,403.24	5,641,791
August	\$61,470.41	4,504,993
September	\$71,619.42	5,501,721
October	\$45,204.72	3,029,975
November *	\$35,031.52	1,955,354
December *	\$35,280.52	2,002,422
Totals	\$567,640.99	37,263,489

Averages for Normal Non-Irrigation Months:

8 months \$39,492.90 2,323,126

Averages for Normal Irrigation Months:

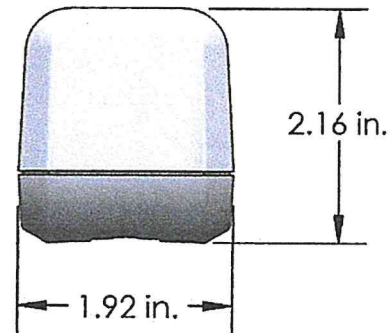
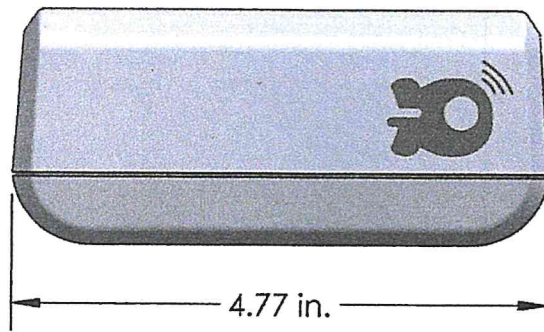
4 months \$62,924.45 4,669,620

* 2023 totals were used because 2024 amounts were not available as of this printing

Water usage for May and June in 2024 were significantly above normal totals

i1 Flow Meter

Our LTE-connected water meters easily install over the pipe and provide 24/7 water monitoring and leak detection.
No moving parts. No maintenance.



STOP WATER WASTE. INCREASE PROPERTY VALUE.



15-MINUTE INSTALL

No risky construction or pipe cutting, a handyman will install the sensors. Minimal unit access required.



UNIT-LEVEL USAGE

See your own personal water consumption and stop paying for your neighbors long showers and leaking toilets.



24/7 LEAK DETECTION

Get real-time, 24/7 leak detection and alerts before major damage or high consumption occurs.



Town & Country HOA

Parker, CO 80134

United States

INVOICE

Invoice Number	0010	Town & Country Resident
Invoice Date	01/Sep/2024	██████████ Rosewood Ct
Due Date	30/Sep/2024	Parker, CO 80138
Invoice Total	\$46.13	United States
Balance Due	\$46.13	resident@sample.com

Item	Unit Cost	Quantity	Line Total
Fixed service fees	\$24.18	1	\$24.18
Water usage fees	\$14.32	1.533	\$21.95

Billing period:	Net	\$46.13
Read Start Date: 08/01/2024	Subtotal	\$46.13
Read End Date: 08/31/2024	Total	\$46.13
	Paid to Date	\$0.00
	Balance Due	\$46.13

Your water rates:
 Fixed service fees include stormwater, water service, long-term water, and stormwater fees. Divided evenly per unit.
 Water usage fees include water usage and wastewater flow charge. Allocated based on actual consumption using an effective rate. Measured in kGals (thousands of gallons).

Bill payable via credit card, ACH, or money order.

Learn more about how water billing works here. Questions about your bill?
 Contact towncountry.village@comcast.net

THIS IS A SAMPLE BILL ██████████



Outlook

Sample Bill Fixed Fee to Repay Reserve Fund

From Joe Derdul <woodswalk1@gmail.com>

Date Mon 12/9/2024 2:29 PM

To Fred McCarthy <plasticfred@msn.com>

 2 attachments (156 KB)

Invoice_0010.pdf; SimpleSUB Water Pricing Follow Up;

Fred,

Attached is the sample bill to be included in the package sent to the Homeowners. I've already asked Thom to correct the discrepancy between the dates in the upper and lower section. My question for you:

In the lower section regarding fixed fees, do you want to include the figures that would make up the long term payoff of the Reserve Fund? Please see the second attachment which is Brad's revised (and reduced) cost of \$138,575 for 520 units. Using Brad's figures of \$4.00 a month for maintenance/warranty and \$2.00 for monthly billing, we have a choice of what we charge to pay off the Reserve fund

If we add to the \$6.00 (maintenance and billing) we can repay the Reserve Fund \$138,575 as follows:

Adding \$3.00 will repay the Reserve Fund in approximately 7 years 8 months.
Adding \$3.25 will repay the Reserve Fund in approximately 7 years 1 month.
Adding \$3.50 will repay the Reserve Fund in approximately 6 years 7 months.
Adding \$3.75 will repay the Reserve Fund in approximately 6 years 2 months
Adding \$4.00 will repay the Reserve Fund in approximately 5 years 9 months.

Personally I don't like \$4.00 because it makes the total fixed fee amount \$10.00. I would very much prefer to keep the total fixed fee amount under \$10.00.

What are your thoughts?

Joe

From: Tomas Johnson-Salvador [mailto:tomas@simplesubwater.com]

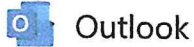
Sent: Monday, December 9, 2024 10:04 AM

To: Joe Derdul <woodswalk1@gmail.com>

Subject: Sample Bill

Good Morning!

Attached is the most recent sample bill. Please let me know if you have any feedback or questions on this, thank you.



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