

Town & Country Manor Homes Association
Meeting Notes
November 6, 2007

Board members present: Novicoff, Armstrong, Cronk

Association members present:

In person: Albadawi, Bremer, Frost, Gast, Haynie, Hendrix, Hersh, Holton
Humphries, Khan, Langenberg, Mills, Novicoff, Peterson, Roettger, Schroeder, Sorcher,
Summers, Woody

By Proxy: Burton, Lawrence, Martin, Shepard, Swartz, Wilkinson

Legal counsel present: Mr. Mark MacFarland

Mr. Novicoff discussed the changes to restrictions that the 2008 Board will address in the areas of building materials used, fencing material, and landscaping.

Mr. McFarland addressed the process involved with updating the Restrictions and provided an overview of two options: 1) "Restating the Declaration"- very little work involved or 2) Update the 3 versions completely into one entirely new document. This option requires a tremendous amount of work, voting from the homeowners, filing, etc.

Mr. Armstrong discussed the 2007 budget, expenses, and shortages.

Mr. Armstrong announced the 2008 dues at \$800.00

Mrs. Bremer provided an overview of the landscape company selection. She mentioned the 3 companies that provided bids for the lawn maintenance and explained that Suburban was the best fit for our needs based on price and reputation. There was a brief discussion on the fountains and the cost to repair. It was decided that the 2008 Board will address the sprinkler system schedule and a rain gauge to reduce the 2008 water bills.

Mrs. Schroeder discussed social activities for TCM's residents, including a progressive dinner for the adults and a community service project for the middle/high schoolers.

Mr. McFarland provided his legal interpretation of TCM's bylaws in regards to the empty lot located at 154th and Knox. His interpretation is that the owners of that lot are not subject to any fines due to the ambiguity of the bylaws. The lot sales contract will be located for Mr. McFarland's review in the case that the wording in that sales contract would subject the lot owners to fines.

Mr. Novicoff facilitated the 2008 term elections. Ken Armstrong, Tricia Cronk, Michael Novicoff and Mike Sorcher were nominated and elected as Board Members. Mike Frost and Robert Bremer were nominated and elected for the Architectural Board. The Social Committee will be Lisa Schroeder and the Landscaping Committee will be Ann Haynie and Rhonda Bremer. TCM will seek additional volunteers for the Landscaping and Social Committees.

The meeting was adjourned.