

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 01/23/2019

Board of Directors: (x) Brad Shelly (x) Scott Munstock (x) Mary Ann Gibson
At Large Members: () Darla DeGuevara (x) Susan Holburn (x) Danielle Bird
Staff: (x) Rocky Mt. Home Management, LLC. Representative Tony Lemberger

CALL TO ORDER: 7:00pm

Homeowners Open Forum:

- 10 minutes total; 3 minutes per homeowner.
- Language at the board meeting will be kept professional. Personal attacks against owners, residents, officers, and directors are not consistent with the best interest of the community and will not be tolerated. No audio or video recordings of these meetings are permitted.
- All items on this agenda are scheduled for 7:00 p.m. and will be considered in the order the item appears on the agenda. The Board, at their discretion, may choose to alter the order in which the items are considered, may break, or may continue an item to be considered on a future date.

Residents Present: Larry Buehe, Bill Gibson, Pamela Munstock, Michael and Rosemarie Nowacki, Mike Pavalus

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: A motion was made to approve the Agenda as written by Scott Munstock and seconded by Brad Shelly.

APPROVAL OF PREVIOUS MINUTES: 10/24/2018 Meeting Minutes approved by BOD, 11/14/2018.

OLD BUSINESS:

1. Asphalt Project *Closed until Spring*
2. Entrance garden landscape project *winter planning, looking for volunteers. Open*
3. Driveway drain work *Completed, closed.*
- 4.

NEW BUSINESS:

1. Management Report Review *Discussion included the following items: getting tuck-pointing quotes; getting bids for wall by 5929; roof inspections; question about getting a group rate to clean dryer vents. Open.*
2. HOA Fee Special Meeting *Feb. 20, 2019*
3. Snow removal review *Discussed. Need better communication with Absolute; have them fill sand buckets. Closed*
4. Mailbox break ins *Discussed. Recommend an E-blast emphasizing safety. Closed.*
5. HOA Documentation Review *Discussed need for sub committee for document review. Open*
- 6.

COMMITTEE REPORTS:

1. ACC 1427 Window replacement.
2. Website Adding 2019 Pro Disposal schedule.

HOMEOWNERS CORRESPONDENCE

1. 1433 Dead trees *Closed*
2. 1421 Soffit repair *Open**
3. 1417 Roof leak *Open**
4. 5933 drainage issue *Open**
5. 1409 garage ceiling *Open**
6. 5939 vehicle *Closed*
7. Snow removal complaints *More ice melt. Closed.*
8. 5927 porch noise *Discussed. Closed.*
9. 5907 squirrels in attic. *Discussed. Open*

* *Roofer Inspection needed.*

FINANCIALS: *Discussed*

1. Financial Statements
2. Budget to actual Report
3. A/R Report
4. Bank Statements
5. Vendor checks for signatures

ADJOURNMENT: 8:08