

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Agenda 01/26/2022

Board of Directors: (X) Michelle Carter (X) Scott Munstock (X) Mary Ann Gibson
At Large Members: (X) Marg Carlisle (X) Susan Holburn (X) Carol Schneider
(X) Brad Shelly () Valory Gage
Staff: (X) Rocky Mt. Home Management, LLC. Representative Tony Lemberger

CALL TO ORDER: 6:30

Homeowners Open Forum: Need to update Waste Connection's 2022 Schedule on the website; It is on the newsletter

- 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: Mike Nowaki, Bill Gibson, Mike Pavalus, Danny Carter, Harriet McKee, Melissa Goring

Board approved roles and changes for 2022

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Amended new business. Approved by Scott; Marge seconded

APPROVAL OF PREVIOUS MINUTES: Approved by Maryann; Michelle seconded

OLD BUSINESS:

1. Solar panel installation-Solar Panel Policy:Approved by Susan, Marge seconded
2. ACC Process and forms-Some wording needs to be changed to include decision sent to ACC members-open
3. Landscape process and forms-Need directions and forms added to website and decision sent to ACC members-open

NEW BUSINESS:

1. Management Report Review.
 - a. Added new poles for some lights
 - b. Water controls set up by Rico
 - c. Sidewalks repaired
 - d. Need to look at master insurance which renews on June 9
 - e. Looking into mowing contracts for 2022
 - f. Other items from property walk through are completed
2. 2021 Financial Review-Scott explained that our expenses exceeded our budgeted allotments with repairs to sidewalks, light poles, pests and landscape irrigation: Decision to use money from Capital Reserve: Approved by Maryann, Marge seconded
3. Question on perimeter cement work- Discussion about cost and whether it was all completed. Tony will check with the site map-open
4. Flag/signage policy-HOAs can determine what is acceptable. Need to solicit feedback from homeowners about what is acceptable via Newsletter which can be linked to the website. Tony has examples from other HOAs. Open

COMMITTEE REPORTS

1. ACC
 - a. 1423 solar panel installation-Open
 - b. 5927 garage door -Approved-Closed
2. Landscape Committee- Nothing new
 - a.

HOMEOWNERS CORRESPONDENCE

1. 5937 roof in front of front window repair-Closed
2. 5901 water in basement-Closed

3. 5917 roof vent issue-Closed
4. Lightpoles out-Open
5. 5907 parking-Not a violation-Closed
6. 5933 parking-Violation- letter sent: Closed

FINANCIALS:

1. Financial Statements-Discussed earlier. Scott asked if there is a more beneficial way to invest Capital Reserve?
2. Budget to actual Report
3. A/R Report
4. Bank Statements
5. Vendor checks for signatures

ADJOURNMENT: 7:26