

**VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION**  
Board of Directors Regular Meeting Agenda 01/27/2021

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

**CALL TO ORDER: 7:00**

**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:** Valory Gage, RK Rowland, Mike Pavalus, Joe Gibson. No issues raised.

**CONFLICT OF INTEREST:** None

**APPROVAL OF AGENDA:** Scott Munstock, seconded by Brad

**APPROVAL OF PREVIOUS MINUTES:** Approved at annual meeting

**OLD BUSINESS:**

1. South Metro Housing update-open: Tony will contact to check trees hanging over the fence
2. Concrete pans update-Closed
3. Driveway sealant update -Closed
4. ? Miguel: fall gutter cleanup, seal brick wall, chimney cap repair 5901-Closed
5. Financial auditor-Closed: Scott will consult with him about how to relay insurance costs that were paid up front through May.

**NEW BUSINESS:**

1. Management Report Review-Tony reviewed work completed and the following outstanding items:
  - a) Light pole base was fixed
  - b) Five chimney caps were repaired
  - c) Light pole lights will be replaced by Brad in the spring
  - d) Will check with other insurance agents concerning renewal in June 2021
  - e) Considering new vendor for irrigation system-discuss in February
  - f) Problems with handrails due to rusting from ice melt, welder will have to assess
  - g) Waste management to increase costs by \$20a month /per unit?
2. Year end financial review-Scheduled a homeowner meeting on March 4 to discuss how to pay budget deficit
3. ACC additional member-Valory Gage volunteered work with Joe Gibson; still need a 3rd member
4. E-blast versus website updates-Items requiring immediate needs will be e-blasts; General information will be on the website
5. Exterior garage security lights-Open
6. Sidewalk repairs-most repairs are grind-work. Received a bid for \$3095. Will try to stall until spring

**COMMITTEE REPORTS:**

1. ACC
  - a. 1411 front yard sign-Tony will contact Jim and Judy since it has promotion on it
  - b. Exterior wrought iron fencing at 1413 and 1419-Concern about uniformity and inconsistency. More research needs to be done
  - c. Temporary fencing on 5903. Tony will talk to residents about it.
2. Landscape Committee-Want to purchase trees. Concern about increased water usage.

**HOMEOWNERS CORRESPONDENCE**

1. 5931 flashing/roof soffit issue-It will be completed when it's warmer

2. 5907 squirrel issue-Closed
3. 1403 furnace vent leak-Closed
4. 1407 flashing leak-Closed
5. 5903 Parking complaint-violation notice sent out

**FINANCIALS:**

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

**ADJOURNMENT: 8:21**