

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 02/22/2023

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

CALL TO ORDER: 6:33

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: Mike Pavalus, Russ Erickson

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Needs to be modified add painting project, Lake Ct, Mike Pavalus issue. Approved by Brad, seconded by Michelle

APPROVAL OF PREVIOUS MINUTES: Approved by Brad, seconded by Michelle

OLD BUSINESS:

1. Trim junipers by Lake Ct mailbox and other places-Meeting with Terra Care 2/28 to get a bid. Open
2. Absolute invoices-Paid- Closed
3. Waste Connection contract-prices increasing everywhere. Tony will check around.-Open
4. No parking signs 5901-5909-Signs have not been removed.-Open
5. Painting project: A-letter will be sent to homeowners regarding the \$1500 assessment that must be paid by 8/31/ 2023 or additional fees will be added. Approved by Michelle, seconded by Marg.
6. Paint selection-Mike Sinclair will check with previous committee regarding choice selection from Sherwin Williams. Need decision about painting garages and front doors. Open

NEW BUSINESS:

1. Management Report Review
 - A. Light poles-They can't be repaired until ground isn't frozen.-Open
 - B. Sidewalk repairs- The bid of \$3000 was too high. Tony will get more bids. Open
 - C. Storm damage around property. Danny and Michelle will do a quick walk around to evaluate trees for damage. Can it be done in the winter? Open
 - D. Termites- Tony has bids from 3 contractors. Marg, Michelle and Mike will connect to decide who to use. Open
 - E. Branches on roofs can't be removed until there is no snow. Open
 - F. Concrete drain pan behind 1405 needs to be repaired. Wait until spring.Open

COMMITTEE REPORTS:

1. ACC
 - a. 5909 Windows-Closed
2. Landscape Committee

HOMEOWNERS CORRESPONDENCE

1. 5931 Spring storm tree trimming-Open
2. 5933,5935 column repair-Open
3. Termites 5911-5919-Open
4. 5945 branches on roof-Open
5. Light outages-Open
6. Snow removal to parking spaces on Lake Ct side.. Trees were added on Western side of property making it difficult but snow should be placed in the alley.-Closed?
7. Mike Pavalus inquiring about if HOA is responsible for repairing concrete cracks on the garage floor. It was stated that the governing documents only cover repairs outside the unit and the patio, porch and fence. Closed