

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes 02/23/2022

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

CALL TO ORDER: 6:30

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 Nowacki, Joe Gibson, Harriet McKee, Melissa Gonring

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Maryann, seconded by Michelle

APPROVAL OF PREVIOUS MINUTES: Maryann, seconded by Marg

OLD BUSINESS:

1. ACC Process and forms-Are on website. Forward to Leslie for the newsletter-Closed
2. Landscape process and forms-Process needs to be created and included with forms-Open
3. Perimeter sidewalk repair-Tony needs to compare current sidewalk on Datura with original plan-Open
4. Website additions-Need to add solar policy and agreement-Open
5. Request for volunteers to update community flag policy-Russ E and Melissa G volunteered-Tony will send them legislation and examples from other HOAs-Open

NEW BUSINESS

1. Management Report Review
 - a. Renewal of insurance coming up June 9-Tony looking into it.
 - b. Working on getting bids for spring mowing- lack of workers at this time.
 - c. Some light poles were replaced- need to wait for ground to unfreeze for rest.
 - d. Needs to walk perimeter sidewalks on Datura to check for needed repairs.
 - e. Tony thinks we need to define what is a commercial vehicle.
2. Snow removal-Discussed issues of times and noise; don't sand or use ice melt unless requested-Closed
3. Icy sidewalks, 5913-5917 and 1401-1405-and in front of 5923. Decide how to correct downspouts and gutters during Spring walk about. Suggestion we get pet friendly ice melt. Currently ice buckets are in place to help- Closed
4. Question about lead pipes. There are none in VAL that need replacement-Closed

COMMITTEE REPORTS:

1. ACC
 - a. 1423 solar panel installation-Open (Joe needs to get before and after installation photos)
2. Landscape Committee
 - a. There won't be new trees planted. May put shrubs on Datura side.
 - b. Need to decide what to do in Scott's front yard.
 - c. Need to write up landscape process.

HOMEOWNERS CORRESPONDENCE

1. Light poles out-Open
2. Parking violation, 1431-Closed
3. 5931 Perimeter fence is loose and needs to be attached-Open

FINANCIALS:

1. Financial Statements-Discussed
2. Budget to actual Report-Have used \$7000 of \$11,000 budgeted for snow removal already.
3. A/R Report
4. Bank Statements
5. Vendor checks for signatures

ADJOURNMENT: 7:33