

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION

Board of Directors Regular Meeting Agenda 02/24/2021

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

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: Dave Pernack, Mike Pavlus, Mike & Rosemary Nowacki

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Scott Munstock, seconded by Maryann Gibson

APPROVAL OF PREVIOUS MINUTES: Scott Munstock, seconded by Marg Carlisle

OLD BUSINESS:

1. South Metro Housing update-**Closed** (for now), but Tony will send a bill for \$200 for tree trimming
2. Exterior garage lights-40 watts (dusk to dawn) work fine. Will be up to individuals to decide if they want them.**Closed**
3. ACC additional member-Open, need a 3rd member

NEW BUSINESS:

1. Management Report Review
 - a. Light pole outage-Kelly Lights have been working on the 5 non-working lights. Put in a new breaker. Will be back on 2/25
 - b. Welding needed on railings-Tony will talk to a welder
 - c. Dryer vents-Tony suggests that both outside(due to water) and inside dryer vents cleaning be done. He will send an E blast, but it's up to individual home owner. **E-Blast to be sent**
 - d. Sidewalk repair- most can be fixed by grinding. Tony will find out the cost. Others can wait till spring.
2. Updating financial reporting-Scott will work with Tony and the accountant to create a monthly report to help represent the expenditures for something like insurance which was paid in full one time. Open
3. Election Committee for March 4 ballots-Mike Nowacki and Marge Carlisle will count ballots-(update) Will be mailed by or collected on March 19 and counted by Carol Schneider and Marge Carlisle.
4. Possible community lending library-Approved. Sue Holburn and Maryann Gibson will investigate for possible late spring installation by Datura mailboxes. **Closed**

COMMITTEE REPORTS:

1. ACC
 - a. 1411 front yard sign-Tony will talk to owners about window placement.
 - b. 1413 front porch fencing-recalled request
 - c. 1419 front porch fencing-open with approval from ACC
 - d. 5935 & 5941 garage door (side issue: painting garage doors)-both approved. Tony will get paint so people who got new doors can repaint. **Closed**
2. Landscape Committee
 - a. City of Littleton tree order-committee ordered \$280 of trees.

HOMEOWNERS CORRESPONDENCE

1. 5931 flashing/roof soffit issue-repaired by contractor but having issues with squirrel damage, too.
2. 5903 parking issue-Tony will send a notice about rules and regs 72 hour limit.
3. 5903 front gate-special circumstance; can keep temporary gate up till 4/1. **Closed**
4. 1415 roof leak- there's a work order into Home Guard
- 5.

FINANCIALS: Discussed. Set Homeowners meeting for March 4

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

ADJOURNMENT: 8:06