

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 2/26/2020

Board of Directors: (x) Brad Shelly (x) Scott Munstock (x) Mary Ann Gibson
At Large Members: () Danielle Bird () Michelle Carter () 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: Larry Buethe, Bill Gibson, Rosemarie and Michael Nowacki,

CONFLICT OF INTEREST: none

APPROVAL OF AGENDA: Scott Munstock made a motion to accept the 2/26/2020 Agenda as written, Brad Shelly seconded the motion.

APPROVAL OF PREVIOUS MINUTES: Scott Munstock made a motion to accept the 1/29/2020 Meeting Minutes as written, Brad Shelly seconded the motion.

OLD BUSINESS:

1. 2019 Spring walk through *Discussed in Management Review. Open*
2. Schneider/Holburn Rules and Regs research *Some items to be finalized. Open*
3. Landscape tree plan *Discussed future tree planning. Open*
4. Denver Water rebate status *Tony go to Denver Water to discuss rebate. Open*
5. Financial audit *Person recommended for audit. Open*
6. Smashed downspouts at 5931 and 1405. *Discussed. Open*
- 7.

NEW BUSINESS:

1. Management Report Review *Discussion included the following items: spray for Japanese beetles, Sav-a-tree walk through, rusty handrails, 1417 roof leak, chimney cap check up, taxes for 2019, tuck-pointing at 1429. All of which Tony was looking into or finalizing. Open*
- 2.

COMMITTEE REPORTS:

1. ACC
 - a. 5933 window well issue *Discussed. Open*
 - b. 1413 *Discussed. Open*

HOMEOWNERS CORRESPONDENCE

1. 5933 garage repair (Zerorez) *Follow-up with Zerorez for reimbursement. Open*
2. 1417 roof leak *Discussed need for interior repair. Open*
3. 1411 driveway drainage issue *Discussed. Closed.*

FINANCIALS: *Discussed*

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

ADJOURNMENT: 7:52