

**VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION**  
Board of Directors Regular Meeting Minutes 03/23/2022

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

**CALL TO ORDER: 6:02**

**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:** Jim Kirby, Larry Buehe, Rosemarie and Michael Nowacki, Mary Lou Shelly, Mike Pavalus

**CONFLICT OF INTEREST:** None

**APPROVAL OF AGENDA:** Approved by Scott, seconded by Michelle

**APPROVAL OF PREVIOUS MINUTES:** Approved by Mary Ann, seconded by Michelle

**OLD BUSINESS:**

1. Perimeter sidewalk repair - *open*
2. Landscape process - *open*

**NEW BUSINESS:**

1. Management Report Review –
  - a. *Light poles still out*
  - b. *New parking warning sticker*
  - c. *5931 fence repair*
  - d. *City of Littleton drain cleanout to be scheduled*
  - e. *Gathering Insurance renewal info*
  - f. *Getting Landscape company proposals*
  - g. *Chimney cap review – Miguel*
  - h. *Pet friendly sand buckets discussed*
  - i. *Waiting for better weather for lightpole clean up*
  - j. *Updating flag policy*
  - k. *5921 wasps in tree – waiting for warmer weather to remove*
2. Insurance riders and update Tony with insurance info *Discussed, open*
3. Spring fling! *open*
4. Spring walk around 9:00, 4/9; *raindate 4/16*
5. Window washing companies – group rate? *Getting bids, open*
6. Snow removal subcommittee -*open*
7. Building repair/paint plan – *Discussed and formed committee:: M. Nowacki and Tony. Open*
- 8.

**COMMITTEE REPORTS:**

1. ACC
  - a. 1423 solar panel installation- *closed*
2. Landscape Committee
  - a. 1429 - 1433 – *Change in front, open*

**HOMEOWNERS CORRESPONDENCE**

1. Lightpoles out – *open*
2. 5907 parking - *open*

**FINANCIALS:** *Discussed*

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

**ADJOURNMENT: 7:20**