

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION

Board of Directors Regular Meeting Minutes 03/29/2023

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

CALL TO ORDER: 6:29

Homeowners Open Forum: None

- 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: Bill Gibson, Larry Buethe RK Rowland, Joyce Hanson, Rosemary & Mike Nowacki, EJ Braukman, Mike Pavalus, Russ Erickson, Melissa, Scott & Kerry Forsythe, Joe Gibson, Cyn & Miller Hudson, Cree Hughes.

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Michelle approved; Mike S seconded

APPROVAL OF PREVIOUS MINUTES: Michelle approved; Mike seconded

OLD BUSINESS:

1. Trim junipers by Lake Ct mailbox and other places-Arrowhead(aka Terra Care) bid \$2956. Need 2 more bids. Open
2. Waste connection contract-Renewed. Closed
3. No parking signs-Removed. Closed
4. Paint color selection-Choice of 2 top color schemes or keep original. Color selection team will meet again to review with Sherwin Williams and decide on trim and door color. An example will be painted on the side of a building before a revote. Open

NEW BUSINESS:

1. Management Report Review-Items are covered under Homeowners correspondence and Committee reports.
2. Date for 2023 Spring Walk around property??
3. Paint Project Update- Cree Hughes explained that much of the siding replacement had been completed, especially where an entire side was replaced on 8 units. There will be a pause in repairs as orders for the milled siding is 3-5 weeks out.
 - Any interior damage will be fixed. Talk to Lupe or email marie@aspengroupco.com
 - Need to finish siding, trim, soffit replacement and repair where green marks were made then power wash.
 - Make a punch list and then paint.
 - Homeowners are responsible for insulating under the siding. Cree recommends doing it from the interior.
 - Patios and any other siding should be evaluated for repairs by homeowners. Take pictures and send to Lupe.

COMMITTEE REPORTS:

1. ACC

- 5931 windows-Closed
2. Landscape Committee-The idea to plant wildflowers in the retention pond without watering as an experiment was discussed. Tony believes it may require permission from the City of Littleton. In addition, there may be a possible change in our watering schedule as Denver is requiring a change in theirs.

HOMEOWNERS CORRESPONDENCE

1. 5931 Spring storm tree trimming-Closed
2. 5933,5935 column repair-Open/ in progress
3. Termites 5911-5919- Will begin 4/13 for 12 months. Open
4. 5945 branches on roof-Closed
5. Light outages-Two lights in retention pond area are out. Open

FINANCIALS: Discussed

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

ADJOURNMENT: 7:39