

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 04/22/2020

Board of Directors: (x) Brad Shelly (x) Scott Munstock (x) Mary Ann Gibson

At Large Members: () Danielle Bird (x) Michelle Carter (x) Susan Holburn (x) Carol Schneider

Staff: (x) Rocky Mt. Home Management, LLC. Representative Tony Lemberger

CALL TO ORDER: 6:31

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.

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Scott Munstock made a motion to accept the agenda as written with the addition of a water usage discussion under New Business, Brad Shelly seconded the motion.

APPROVAL OF PREVIOUS MINUTES: Scott Munstock made a motion to accept the 3/25/2020 minutes as written, Brad Shelly seconded the motion.

OLD BUSINESS:

1. Schneider/Holburn Rules and Regs research *Discussion; changes will be made and returned to BOD for approval. Open*
2. Landscape tree plan *Ten trees were picked up and planted. Closed*
3. Smashed downspouts at 5931 and 1405. *1405 has been taken care of. Tony will get bid for 5931 and have repaired. Open*
4. Website manager search *TBD, Open*
5. BOD replacement search *A notice will be placed at mailboxes. Open*

NEW BUSINESS:

1. Management Report Review *Items discussed include the following:*
 - a. *Spring property review: Dates are: 5/16, with rainout date: 5/23.*
 - b. *Japanese beetle treatment: early June and early July*
 - c. *Asphalt repairs: Tony will walk property with Clint from Asphalt Coatings*
 - d. *Hand railing repairs: Tony will get bids for welding.*
 - e. *Elk Creek will be doing fertilization on 4/24/2020. Tony will see if Addison will be doing aeration before fertilization.*
 - f. *Dryer vent cleaning, 3 units interested Tony will check with D-Lintz about pricing and send new E-blast to residents*
 - g. *1429 tuck-pointing: Tony will get a price on tuck-pointing.*
 - h. *VAL Insurance: New broker for our insurance policy. Policy up June 9, 2020. Tony will get new policy info ASAP.*
2. Landscape Contract *Waiting for Addison to provide contract. Tony will call 4/23/2020 Open*
3. Update for Homeowners Private Directory *Tony will reach out to Jim Taylor to get directory updated. Open*
4. 5911 water leak. *Discussion concerning resident responsibility for excess water usage. Open*

COMMITTEE REPORTS:

1. ACC
 - a. 5933 window well issue *Closed*
 - b. 1413 garden *Open*
 - c. 5931 window replacement request *Closed*

HOMEOWNERS CORRESPONDENCE

1. 5933 garage repair (Zerorez) *Mary Ann Gibson will get contact info to Tony and he will reach out to Tom Martino show for second time. Open*
2. 5907 second parking complaint *Letters sent. Open*

FINANCIALS: *Discussed*

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

ADJOURNMENT: 7:44