

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 04/26/2023

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

CALL TO ORDER: 6:29

Homeowners Open Forum: Suggestion that replacement lights on light poles be yellow for bird safety

- 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: Rosemary & Mike Nowacki, Joyce Hanson, Harriet McKee, Marylou Shelly, Larry Bueche, Miller Hudson, Bill Gibson

CONFLICT OF INTEREST:

APPROVAL OF AGENDA: Michelle moved for approval; Mike seconded. Passed

APPROVAL OF PREVIOUS MINUTES: Michelle moved for approval; Mike seconded. Passed

OLD BUSINESS:

1. Trim junipers by Lake Ct mailbox and other places: Getting additional bids by Keeson, Omni, and Foothills. Arrowhead bid is \$3600. Open
2. Paint color selection: Committee will meet with Sherwin Williams for colors that won't fade. Open
3. Paint project update: Smooth siding provided by Aspen Group doesn't match our current siding. Pausing project until Noah contacts supplier and can offer a solution. Email blast with an explanation will be sent out

NEW BUSINESS:

1. Management Report Review
 - A. Sidewalk repair bids for 20 ft of damaged concrete on Datura and Lake. Contour \$8300; Legacy \$4500; Report \$4900. Open
 - B. Brick Wall by 1429: Tuck pt. Needs to get mud jacking to fix. Open
 - C. Back flow valves need to be inspected by Denver Water. It's mandatory, \$250 per valve. Open
 - D. Insurance renewal will take place in June. Open
 - E. Foundation issues are part of the original construction and are not an HOA responsibility. Closed
2. Date for 2023 Spring Walk around property: May 13 at 9:00
3. Landscape Contract: Arrowhead will provide for 20 weeks. Will provide clean up, aeration, and fertilizer. Tony will look for a new provider for 2024. Closed

COMMITTEE REPORTS:

1. ACC
-5917 solar: Approved. Closed
2. Landscape Committee
-mowing grass every other week. Maybe when it's closer to September. Need to be good stewards of our Property. Closed

HOMEOWNERS CORRESPONDENCE

1. 5933, 5935 column repair: Open
2. Termites 5911-5919: Has begun and will continue for 12 months. Closed
3. Light outages: Closed
4. 5901 air vent replacement: Aspen group will cover costs. Open
5. 1429: Chimney Cap knocked off by a tree limb. Closed

FINANCIALS: Discussed

1. Financial Statements
2. Budget to actual Report
3. A/R Report
4. Bank Statements

②