

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes 04/27/2022

Board of Directors: (X) Michelle Carter (X) Scott Munstock (X) Mary Ann Gibson

At Large Members: (X) Marg Carlisle (X) Susan Holburn () Carol Schneider
(X) Brad Shelly (X) Valory Gage

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

CALL TO ORDER: 6:30

Homeowners Open Forum: 1.Issues with snow removal-timing needs to be explored, residents awakened-will review in the fall 2. West side fence is being held up with a shovel-Miguel will evaluate.3. Sprinklers on daily by Ross and Melissa's.

- 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:Marylou Shelly, Rosemary and Mike Nowacki, Bill Gibson, Harriet McKee, Joe Gibson, Ross Erickson, James Kirby,Cindy and Miller Hudson, Mike Sinclair

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Michelle Carter, seconded by Scott

APPROVAL OF PREVIOUS MINUTES: Michelle, seconded by Scott

OLD BUSINESS:

1. Perimeter sidewalk repair-Tony will meet with Israel to get a proposal for 2 spots on Datura-Open
2. Landscape process-Open
3. Insurance update-currently have General American, but getting a bid from Assured Partners. Decision due June 6. Open
4. Spring fling-June 8th in open space. HOA will purchase cold cuts and deli trays instead of barbecuing.
5. Window washing companies bids-Tony has 2 companies coming to give bids. Open
6. Snow removal subcommittee-Volunteers will make decisions about snow removal. Closed
7. Building repair and painting-Previously painted in 2010. Tony and Mike are investigating several companies. Brad suggested we need a definite decision about what needs to be done to get the building prepared. Also, there is a need to decide what needs to be done regarding siding replacement. Tony found the wood company that made the original siding. Open

NEW BUSINESS:

1. Management Report Review a) All sprinklers are up and running as of May 1st b) Spring clean up on May 1st c) All light poles are working d) Decided to decline pickle ball court e) residents reminded they shouldn't use yellow bags to trap Japanese beetles f) Danny and Bailey trimmed trees last year and will ask Danny to trim trees after leaves have come out. There is \$3,000 in the budget for it. g) Added screws to fence at 5931. h) Sprayed tree at 5921.
2. Spring walkabout report-Open
3. New Landscape company-Terra Care was approved by the board.
4. Trim Juniper by Lake Ct mailbox for fire mitigation-Ask the new landscape company for suggestions. Open

COMMITTEE REPORTS:

1. ACC-none
2. Landscape Committee
 - a. 1429-1433 area-Approved without funding
 - b. Questions about the role of the landscape committee as defined in rules and regulations. Is there a need for a Resident committee to help create a landscape plan and find additional funding?

HOMEOWNERS CORRESPONDENCE

1. Lightpoles out-Closed
2. 5907 parking-Sue and Carol will add a process for temporary exemption requests for individuals who need long term health care support or for safety reasons to the rules and regulations and define a commercial vehicle for the board to approve.

FINANCIALS: Discussed

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

ADJOURNMENT: 7:45