

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 04/28/2021

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

CALL TO ORDER: 7:00

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: Mike Nowacki, Mike Pavlus, Bill Gibson

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Brad, Seconded by MaryAnn

APPROVAL OF PREVIOUS MINUTES: MaryAnn, seconded by Scott

OLD BUSINESS:

1. Updating financial reporting: Carol Kluver, Tony, Scott and Carol (Tony's bookkeeper) need to meet and discuss-OPEN
2. Garage lighting update: an order was placed for 36 bulbs and 30 globes. Brad will distribute when they come in-OPEN.
3. Solar lamppost lights: Marylou, Brad, Dwight and Tony are researching them. Tony will order 1 lamppost and bulb as a sample.
 - a. Brad will clean up and paint lamp posts at VAL.
4. Reserve study update: Tony's working on it. It will be ready in 2 weeks. OPEN
5. Violation letter review: Tony sent out a friendly reminder.-CLOSED
6. Getting info to renters:A long-term tennent form will be sent out to renters. Blasts not going to some renters.
 - a. Tony needs to update the list and send to Jim Taylor and Scott.

NEW BUSINESS:

1. Management Report Review:
 - a. Miguel will clean downspouts and gutters when trees have budded
 - b. Grinding and replacement of concrete on sidewalks cost of \$8,087 was moved by Maryann, seconded by Scott
 - c. Other items on spring property walk through.
2. Property walk through list: It will be given at the May meeting.OPEN
3. New thoughts on snow plowing: Brad will issue an E-Blast to get feedback from homeowners re: snow removal.OPEN
4. Stone replacement: Some areas need more stone if not now, in the future. Susan will mark areas on perimeter that are sparse.OPEN

COMMITTEE REPORTS:

1. ACC
 - a. 1419 fence stain: Discussed having a uniform stain for all. Tony will get 3 bids to power wash outside fences.OPEN
 - b. 1405 plant hanger: Dwight and Debra are ok with the hanger. CLOSED
 - c. 5903 gate: Tony will remind homeowners to get ACC approval for a new gate.OPEN
2. Landscape Committee
 - a. Looking for tree waterers for new trees at 5933, 5909, and 5929.

HOMEOWNERS CORRESPONDENCE

1. 1415 roof leak: closed
2. 5903 parking issue. Tony will discuss it with him and may have to send out a friendly reminder. OPEN
3. 1433: Squirrel issue. Animal control is coming out to check on it. Opened.

FINANCIALS:

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

ADJOURNMENT: 7:47