

**VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION**  
Board of Directors Regular Meeting Minutes 05/22/2019

**Board of Directors:** ( x ) Brad Shelly ( ) Scott Munstock ( x ) Mary Ann Gibson  
**At Large Members:** ( ) Darla DeGuevara ( x ) Susan Holburn ( ) Danielle Bird  
**Staff:** ( x ) Rocky Mt. Home Management, LLC. Representative Tony Lemberger

**CALL TO ORDER: 7:01**

**Homeowners Open Forum:** Sprinklers still running in afternoon, request to adjust timing.

- 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:** Larry Buethe, Bill Gibson, Joyce Hansen, Harriet McKee, Michael and Rosemarie Nowacki, Carol Schneider, Mary Lou Shelly

**CONFLICT OF INTEREST:** No conflict of interest, did say that in Scott Munstock's absence, Susan Holburn would be a voting member.

**APPROVAL OF AGENDA:** A motion was made by Mary Ann Gibson to approve the agenda as written with the addition of "trash collection changes" under New Business and an ACC request for 5939. Susan Holburn seconded the motion.

**APPROVAL OF PREVIOUS MINUTES:** A motion was made to approve the previous (4/24/2019) meeting minutes as written, seconded by Brad Shelly.

**OLD BUSINESS:**

1. Entrance gardens project *Moving along, purchased most plants and bushes. Estimated 6:00pm planting dates are as follows: 5/28 Lake entrance, 5/30 Lake Datura corner, 6/3 Datura Shepperd corner, 6/5 Datura entrance. Open*
2. 2019 Spring walk through *Need to prioritize list, some items are weather permitting. Open*
3. 5911-5919 water leak *Denver Water Department to come out, check meter and coordinate with plumber to establish where leak is located. Open*

**NEW BUSINESS:**

1. Management Report Review *Many items discussed including the following: Home Guard addressed most problems and still need total roof inspection; Asphalt repairs not this week, too cold; need references for tuck pointing; re-set irrigation time clocks. Open*
2. Sprinkler settings *Tony will communicate with Addison about resetting irrigation time clocks. Closed.*
3. Schneider/Holburn Rules and Regs research *Carole Schneider and Susan Holburn went through VAL Rules and Regulations, highlighting changes and recommendations. Also they suggested a welcoming packet and committee and there was a discussion about current welcoming packet. Open*
4. Trash Collection Change *Pro Disposal now Waste Connection 303-472-6997. Closed*

**COMMITTEE REPORTS:**

1. ACC
  - a. 1431 AC request *Approved. Closed*
  - b. 5939 Ramps for front porch *Approved. Closed*
2. Website

**HOMEOWNERS CORRESPONDENCE**

1. 1417 Roof leak *Completed. Closed*
2. 5933 drainage issue *Completed. Closed*
3. 1409 garage ceiling *Open*
4. 1403 downspout repair *Completed. Closed*
5. 1403 Sky-light leak *Open*
6. 5907 parking violation *Closed*
7. 1411 garage door *Reminder letter to be sent by Tony. Open*
8. 5923 garage door paint *Tony will get paint. Open*
- 9.

**FINANCIALS:** *Discussed.*

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

**ADJOURNMENT: 8:07**