

# VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes 05/31/2023

**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: 6:03**

**Homeowners Open Forum:** 1) Concerns over 2 teenagers in drainage area with sharp implements -suggestion to contact police non-emergency number. 2) Brad suggested homeowners might "Adopt-A-Bed" for residents to take over the maintenance of landscaping a corner bed as Carol and Marylou are currently doing it.-will add it to the newsletter.

- 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 & Rosemary Nowacki, Mike Pavalus, Bill Gibson, Joyce Hanson, Cyn & Miller Hudson, Melissa Gonring, Russ Erickson, RK Rowland, Larry Buehe, Marylou Shelly, Joe Gibson, Theresa Boley

**CONFLICT OF INTEREST:** None

**APPROVAL OF AGENDA:** Moved by Michelle, seconded by Mike S. Passed

**APPROVAL OF PREVIOUS MINUTES:** Moved by Michelle, seconded by Mike S. Passed

## **OLD BUSINESS:**

1. **Trim junipers by Lake Ct mailbox and other places:** To save on high bids, Brad, MikeS and Danny will trim the junipers, and rent a dumpster and get rid of the debris. **Closed**
2. **Paint color selection:** Paint committee has had difficulty communicating with Sherwin Williams. They came up with 2 color schemes that won't fade. Aspen will apply them on the side of a building for homeowners to vote on their choice. **Open**
3. **Paint project update:** BOD decided that wood from original siding will be used to make repairs for upper smooth areas, and lower areas will be replaced with textured siding. Tony will meet with Cree asap to discuss homeowners concerns and damage complaints. **Open**

## **NEW BUSINESS:**

### **1. Management Report Review:**

- a) Sidewalk repair -TBD at walk about. **Open**
  - b) Back flow valves passed inspection. **Closed**
  - c) Waiting for City of Littleton to clean the drain. **Open**
  - d) Ice buckets to be picked up 6/1. **Closed**
  - e). Gutter cleaning on hold till plants bloom. Will be done third week in June. **Open**
2. Date for 2023 Spring Walk around property. June 17, 2023.
  3. Lawn mowing issues-Concerns that property clean up did not take place. **Open**
  4. Insurance renewal- Need to change-to Travelers Insurance in June since previous company left the state. Approved by Michelle, seconded by Mike. **Closed**
  5. HO6 Policy- Reminder for coverage that includes hail and wind damage needs to be in website and newsletter. Contact Marg and Leslie about it. **Open**

## **COMMITTEE REPORTS:**

1. ACC-None
2. Landscape Committee
  - a) Lake Ave plants need replacement due to ice melt damage.
  - b) Money budgeted for improvements of corner beds if approved by the committee. **Open**

## **HOMEOWNERS CORRESPONDENCE**

1. 5933,5935 column repair-**Open**
2. 5901 air vent replacement-Need to get cost for replacement from Cree. **Open**
3. 6 reported roof leaks-Home Guard will be on the property June 6 to evaluate. **Open**
4. Brick column on Lake Ct is sinking. Needs evaluation. **Open**

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**FINANCIALS: Discussed**

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

**ADJOURNMENT: 7:25**