

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Agenda 05/23/2018

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

CALL TO ORDER: 7:01

Homeowners Open Forum: Topics: Watering night before mowing; Barking dog at 5915; Arapahoe County alerts in 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: Larry Buethe, Bill Gibson, Joyce Hansen, Rosemarie and Michael Nowacki, Mike Pavalus, Carol Schneider

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Scott Munstock made a motion to approve agenda as written, Mary Ann Gibson seconded the motion.

APPROVAL OF PREVIOUS MINUTES: Brad Shelly made a motion to approve the 4/25/2018 meeting minutes as written, Scott Munstock seconded the motion.

OLD BUSINESS:

1. Asphalt Project Update to include meeting info *Discussion that included the following: Communication tree with a person in each building; businesses and residents that need to be contacted ahead of time; no specific date; and all units paid the assessment. Open*
2. Walkabout report *Discussed, Open*
3. Insurance contract proposals *Discussed, Open*
4. City grant *Discussed. Recent communication from city; meeting set for 5:00 at 5941 to discuss plans and application. Open*

NEW BUSINESS:

1. Management Report Review *Tony Lemberger reported on many items. Open*
2. Roof/Gutter/Downspout cleaning *Discussed in Management report. Closed*
3. Review new landscape contractor issues *Following issues raised: sprinkler timing, spray for weeds, take care of fallen branches, no lawn aeration. Open*
4. Sprinkler issues to be reported ASAP to HOA Management *Discussed. Immediate email to Tony with specific location identified is best way to handle leaks or issues. Email blast should be out to residents soon. Open*
5. Handy-person for building repairs/painting trim and touchups *Discussed in Management report. Closed*
- 6.

COMMITTEE REPORTS:

1. ACC
2. Website

HOMEOWNERS CORRESPONDENCE

1. 1431 Squirrel/Chimney? *Closed*
2. 5925 Squirrel issue *Open*
3. 1433 Dead trees reported *Open*
4. 5941 Gutter repair *Closed*

FINANCIALS: *Discussed*

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

ADJOURNMENT: 7:51