

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes 05/25/2022

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

CALL TO ORDER: 6:39

Homeowners Open Forum: Bill Gibson thanked Tony for getting the tree trimming crew so quickly after the storm.

- 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: Joe Gibson, Mike Pavalus, Bill Gibson, Danny Carter, Marykaye Dolan, Cynn Hudson

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Approved by Michelle Carter, seconded by Marg Carlisle who is substituting for Scott Munstock.

APPROVAL OF PREVIOUS MINUTES: Approved by Michelle Carter, seconded by Maryann Gibson

OLD BUSINESS:

1. Perimeter sidewalk repair-Israel was here to measure, but he hasn't submitted a bid yet. Open
2. Landscape process-It can be found in the Rules and Regis and by the Landscape application. Closed
3. Spring fling- Scheduled for June 8. Flyers have been posted. Budget for community events is \$500.
4. Window washing companies' bids-Three bids by contractors are pending. Tony will send out an email blast to the community when he has them if any resident wants to hire a particular one. Open
5. Painting and building repair-Tony is waiting to get the scope of the work. There will be a tremendous amount of prep work. Will siding be replaced? If not now, it will be next time. What about using Hardy board? Need to have costs estimates as there are many decisions to be made. Tony walked the property with an employee of Sherwin Williams, but he doesn't have estimates yet. Open
6. Trim junipers by Lake Ct mailbox- Tony needs to know the scope of the work. Do the bushes need to be removed or pruned? He will contact the Fire department and landscapers to get an idea. Open
7. Spring Walkabout Report -Tony is waiting to add Scott's notes when he returns. Open

New Business:

1. Management Report:

- a) Kelly Electric got all light poles working for \$2912. They will bury the wires on Lake.
- b) Spraying for tree scale and Japanese beetles will be coming up.
- c) Large trees need pruning. Getting bids from Save-a-Tree and Bailey Tree.
- d) Miguel repaired the fence at 5931.
- e) The City of Littleton cleaned the detention pond and drain.
- f) Still need weed killer and aeration.
- g) Tony will schedule gutter cleaning by Miguel next week.
- h) Back flow valve irrigation was tested to ensure there won't be backup into homes.
- i) The storm/drain sewer bill of \$10,905 due August 15.

2. Rules and Regis parking review: Need 2/3 vote of residents to approve. Need to discuss at the next meeting. Possible email blast to get approval.

3. HOA Insurance Review: Michelle had a friend who deals with insurance look over the Great American Commercial Policy for HOAs and thought it was a fair price and looked solid. The \$29,799 cost is a \$1360 increase over last year and

includes a \$765 General liability for Workman's Comp umbrella which is good for \$1,000,000. Since 2/3 of the board was present, Michelle and Maryann voted to approve it, so it could be paid June 9. Closed

COMMITTEE REPORTS:

1. ACC
5901 Dryer vent - Moved 8-10 feet. Approved. Closed
2. Landscape Committee- Purchased 9 Oregon Grape Hollies and need residents to help plant on north end of Datura. Also spread mulch on the corners and replaced a plant on Datura.

HOMEOWNERS CORRESPONDENCE

1. Driveway items: There are regulation in the Declarations on page 20, #3 article 7 and on p.23 about common areas article #10. This needs further discussion about what needs to be done in light of the declarations.
Open.
2. 1407 brick column: There May be structural problems. It has been tuck pointed. Will have Miguel look at it.
Open

FINANCIALS: Discussed

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

ADJOURNMENT: 7:57