

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 05/26/2021

Board of Directors: (X) Brad Shelly (X) Scott Munstock (X) Mary Ann Gibson
At Large Members: (X) Marg Carlisle (X) 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: No homeowner issues

- 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: Joyce Hansen, Larry Buethe, Jim Kirby, Bill Gibson, Rob King, Russ Ericsson, Mike and Rosemary, Mike Pavalus

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Brad, seconded by Scott

APPROVAL OF PREVIOUS MINUTES: Maryann, seconded by Scott

OLD BUSINESS:

1. Updating financial reporting-Scot will schedule a meeting with a CPA and Tony's bookkeeper to discuss accounting questions.-Open
2. Garage lighting update-Good participation by most homeowners but need more for additional safety. There are a few bulbs and globes left. There is \$115 surplus. -Closed
3. Solar lamppost lights- The battery in them won't last from dusk to dawn. Five still need to be fixed by electric company.-Closed
4. Reserve study update-Almost done. Open
5. Snow removal-Closed until the fall.
6. Stone replacement-Investigating for future. Open
7. Painting new garage doors-Six need painting for \$200 each if done by Miguel. HOA will furnish paint. Closed

NEW BUSINESS:

1. Management Report Review, including power washing bids.
 - a) Decision made not to pay to power wash inside fence.
 - b) Painted wrought iron with rust oleum.
 - c) Light poles cleaned and spray painted by Brad.
 - d) Save a tree coming for large tree trim.
 - e) Sidewalks will be started in mid June at a cost of \$8087.
 - f) Denver water checked for each zone. Water is on for 15-20 mins. Per day.
 - g) Japanese beetles to be sprayed in June.
 - h) Weed control will be done on rock beds. Tony will notify when and place signs in the area.
2. Property walk through list- will be discussed at June meeting.
3. Property insurance-Great American up for renewal. \$28, 439 to be paid by June 6. Need a line item on the budget that says it was a Capital Expenditure.
4. Changing sprinkler schedule-Change to Tuesday/Thursday schedule since lawn is mowed on Monday.
5. New address list-Has been distributed.
6. Monthly movie night-Carol Schneider will be showing movies on the 4th Friday of the month at 8:45 behind her garage. Bring your own chair and snacks.
- 7.

COMMITTEE REPORTS:

1. ACC
 - a. 5903 temporary gate issue- Tony will ask Katie and Zack to remove temporary gate.
2. Landscape Committee-Littleton Project funds exhausted. Use budgeted funding.
 - a. 1419 change in front area-Closed
 - b. 5913, 5917, 5917 change in front area-Approved

HOMEOWNERS CORRESPONDENCE

1. 1433 Squirrel issue-Closed
2. 1413 gaps over window repair-Open
3. 5937 roof over front window repair-Need Home Guard to check. Open
4. Resident complaint about parking-There was no extreme abuse. It didn't violate 72 hr. rule. Closed

FINANCIALS:

* Special Assessment status-16 residents haven't paid. Tony will email them and remind them of late fees.

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

ADJOURNMENT: 8:01