

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Agenda 05/27/2020

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

CALL TO ORDER:

Homeowners Open Forum:

- 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:

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Scott Munstock approved; Brad Shelly seconded

APPROVAL OF PREVIOUS MINUTES: Scott Munstock approved; Brad Shelly seconded

OLD BUSINESS:

1. Schneider/Holburn Rules and Regs research-need to schedule a meeting to discuss before approval
2. Smashed downspout at 5931-Tony will have Miguel look at it on 5/28
3. Website manager-New manager is Marg Carlisle who is working on updating information and coupons for 2020- closed
4. BOD replacement search-closed
5. Landscape contract-Addison will give it to Tony on 5/28- open
6. Update on Homeowners Directory-Scott has several pieces of info on homeowners; Tony will reach out to Jim Taylor- open
7. 5911 Water leak - Closed

NEW BUSINESS:

1. **Management Report Review**
 - a. Light pole on Lake Ct needs to be replaced
 - b. Check on fascia on Brad's house where squirrels are entering
 - c. Japanese Beetle treatment will be done the first week of June
 - d. Asphalt repairs-Clint isn't responding to Tony-will have to contact his boss
 - e. Hand railing-Tony will contact a welder
 - f. Dryer vent cleaning- 3 interested residents, D.Lintz will charge \$85. Tony will send out a new email blast.
 - g. Chimney cap review-Tony will have Miguel look at them.
 - h. Large tree trimming will be done by Save-a-tree after the trees have leaves
 - i. Clean roof gutters and downspouts-Tony will have Miguel do it soon
 - j.-Tuck point on retaining wall-Tony will hire the same men who did the previous Tuck point
2. **VAL Insurance Contract**-met with Ryan Hurley from Assured Insurance Partners who provided a comparison of 4 carriers. The BOD decided to contract with Great American which is part of the Distinguished Program to insure condos and Townhouses and has guaranteed replacement for hail and fire damage. The contract requires 100% coverage up front.

3. Property Review results

Building maintenance-City will need to clean out drain by Paul and Susan's; Tony will get Addison to take a look at it-may have to contact the city

COMMITTEE REPORTS:

1. ACC

a. 1413 garden -Closed

2. Landscape Committee-

a. Going to replace the Spruce tree by Eileen Stone's.

b. There is about \$2000 left on the grant and some will be used to refresh the gardens.

HOMEOWNERS CORRESPONDENCE

1. 5933 garage repair (Zerorez)-Closed

2. 5907 second parking complaint-Car was moved- Closed

3. 5945 continues to use charcoal grill. Violation letter to be sent

FINANCIALS: Discussed

1. Financial Statements

2. Budget to actual Report

3. A/R Report

4. Bank Statements

5. Vendor checks for signatures

ADJOURNMENT: Meeting adjourned at 7:43