

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 06/23/2021

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

CALL TO ORDER: 7:00pm

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: Mike & Rosemary Nowacki, Jim Kirby, Larry Buethe, Bill Gibson, Joe Gibson, MaryLou Shelly, Melissa & Russ, Lesley & Jared Pollard (WELCOME NEW HOMEOWNERS!), Mary Kay Dolan, Mike Pavalus

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Scott moved, Brad seconded. Approved.

APPROVAL OF PREVIOUS MINUTES: MaryAnn moved, Marg seconded. Approved.

OLD BUSINESS:

1. Updating financial reporting *Review on 6/24, 2021, Open*
2. Solar lamppost lights *Reviewed and dismissed solar possibility. Awaiting electrical repair estimate. Open*
3. Reserve study update *Presented. Closed*
4. Stone replacement *Awaiting cost estimate. Open*
5. Property walk through list *Discussed and awaiting Miguel's return. Open*

NEW BUSINESS:

1. Management Report Review
 - a. *Handrails need cleaning, repair and painting.*
 - b. *Cement repairs mid July*
 - c. *HO6 insurance policies need to be reviewed*
 - d. *Bushes trimmed in July, 5943 remove bush*
2. Sprinkler schedule and repairs *Discussed, valves replaced. Meeting with Addison needed. Open*

COMMITTEE REPORTS:

1. ACC
 - a. *5903 new fence proposal Awaiting ACC form. Open*
2. Landscape Committee *No report*

HOMEOWNERS CORRESPONDENCE

1. *1413 gaps over window repair Miguel. Open*
2. *5937 roof over front window repair Home Guard Open*

FINANCIALS: *Reviewed*

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

ADJOURNMENT: 7:53 pm