

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION

Board of Directors Regular Meeting Agenda 06/24/2020

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

Staff: (x) Rocky Mt. Home Management, LLC. Representative Tony Lemberger

CALL TO ORDER: 6:30 by Scott Munstock

Homeowners Open Forum: Michelle Carter asked who to contact if there were some sprinkler issues and was told to contact Tony Lemberger.,

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| <ul style="list-style-type: none">• 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. |
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Residents Present: Joyce Hanson, Joe Gibson, Michael and Rosemary Nowacki, Bill Gibson, James Kirby, Danny Carter, Dave Pirnack, Larry Buethe, Marylou Shelly

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Approved by Scott; Seconded by Maryann

APPROVAL OF PREVIOUS MINUTES: Approved by Scott; Seconded by Maryann

OLD BUSINESS:

1. Schneider/Holburn Rules and Regs research: **New Rules and Regs approved by Scott; Seconded by Maryann/Closed- Will be placed on the website and sent via email to residents when the directory is complete**
2. Smashed downspout at 5931, 1423: **Tony will have Miguel take care of them in 3 weeks**
3. Landscape contract : **Needs to be signed. Some concerns that Save-a-tree would not come out immediately after the storm on 6/6**
4. Update on Homeowners Directory: **Waiting for information from 2 residents to be complete**
5. VAL Insurance Contract: **Changed policy to Great American which is part of the Distinguished Program to insure condos and townhouses. Tony sent out an email blast to residents and recommended they contact their homeowner's insurance company with 6 questions to insure they have adequate coverage especially for wind/hail damage. In addition, the insurance company is going to do a property review and check patios for safety issues.**
6. Property Review results : **Miguel will be back in 3 weeks to complete many of the activities listed on the review.**
- 7.

NEW BUSINESS:

1. Management Report Review:
 - a. Light pole on Lake Ct needs to be replaced.
 - b. Squirrel damage has been resolved at Nowacki's and Shelly's. Residents should contact Tony immediately if there is a squirrel problem.
 - c. Japanese Beetle treatment-unsure if it's done. Company came to fertilize the lawn and then Save-a-tree mowed shortly after. Tony will contact for a respray.
 - d. Asphalt repairs: Driveway pan on 5941 and 5925. No response yet from Asphalt Coatings. Tony will escalate contact.
 - e. Hand railing-Tony is looking for a portable welder.
 - f. Dryer vent cleaning: Delintz will charge \$85. Tony will send out another e-blast to residents.

g. Tuck Point on retaining walls-Tony will hire men who did previous work. It will cost \$650 and \$1750. Tony will schedule these repairs.

h. Roof gutters and downspouts were cleaned by Miguel

2. BoD Parking-Change included in revised Rules and Regulations
3. Communication with Property Manager-Contact Tony with any issues by phone or email.
4. Repair damage from fallen branch on west fence-Tony will have Miguel repair it and send the invoice to South Metro Housing.

COMMITTEE REPORTS:

1. ACC

- a. 5915 fence request-Closed
 - b. 1423 outside fence improvement-Closed
 - c. 1415 storm door-Closed
 - d. 5915 storm door-Closed
 - e. 5917 northwest fence landscaping-Closed
2. Landscape Committee- Has been working on improvements on the property. Some of the remaining grant budget was used to purchase trees from the City of Littleton and placed around the property. Additionally, it was used for replacement plants to beautify the entranceways on Lake, Shepherd and Datura Streets. The committee also developed a form for residents to use for future projects on their property.

HOMEOWNERS CORRESPONDENCE

1. 5903 trash issue-Tony will send out a reminder letter that trash should not be put out before Sunday night for pickup on Monday morning.
2. 1413-Roof holes-Tony will have Miguel take a look at them.
3. 5915-Grass not mowed at neighboring property-South Metro Housing contacted/closed

FINANCIALS: Reviewed

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

ADJOURNMENT: 7:18