

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 06/26/2019

Board of Directors: (x) Brad Shelly (x) Scott Munstock (x) Mary Ann Gibson
At Large Members: () Darla DeGuevara (x) Susan Holburn () Danielle Bird
Staff: (x) Rocky Mt. Home Management, LLC. Representative Tony Lemberger

CALL TO ORDER: 7:01

Homeowners Open Forum: Topics discussed: irrigation box at 5901, sediment buildup at 5921 and drainage pond; dead tree top on city property.

- 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: Larry Buethe, Bill Gibson, Michael and Rosemarie Nowacki

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: A motion was made by Brad Shelly to approve the agenda as written, Scott Munstock seconded the motion.

APPROVAL OF PREVIOUS MINUTES: Scott Munstock made a motion to approve the previous meeting minutes (5/22/2019), Brad Shelly seconded the motion.

OLD BUSINESS:

1. Entrance gardens project, update on tuck-pointing. *No update on tuck-pointing. Open*
2. 2019 Spring walk through *Wasp nests sprayed; will work on paint and wood repair issues next. Open*
3. 5911-5919 water leak *Leak detected in one unit by plumber and is being repaired by unit owner. Will contact Denver water concerning a credit. Open*
4. Gutter and downspout cleaning. *Work being done this week. Closed*
5. Asphalt repairs *Tony will look into it. Open*

NEW BUSINESS:

1. Management Report Review *Many topics discussed, most addressed in Homeowners Correspondence.*
2. Schneider/Holburn Rules and Regs research *Discussed end of rules. Open.*
3. 2019 budget update *New Homeowner fee was approved at February meeting by residents. Tony will check into getting rebates to homeowners who have not received the rebate for Jan and Feb HOA fees. Scott Munstock made a motion to update the 2019 budget to reflect the homeowner approved HOA fee structure and balance the budget by reducing the estimated insurance budget. Mary Ann Gibson seconded the motion. All present approved.*

COMMITTEE REPORTS:

1. ACC
 - a. 1411 windows *Approved. Closed.*
 - b.
2. Website

HOMEOWNERS CORRESPONDENCE

1. 1409 garage ceiling *Closed.*
2. 1403 skylight leak *Closed.*
3. 1411 garage door *Closed.*
4. 5923 garage door paint *Open*
5. 5933 garage repair (Zerorez) *Open*
6. 5915 gas fire pit on patio *Open*

FINANCIALS: *Discussed.*

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

ADJOURNMENT: 7:56pm