

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Agenda 06/28/2023

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

CALL TO ORDER: 6:32

Homeowners Open Forum: 1) Sprinklers have been turned off since 6/16/They need to be turned back on.
2) Communication with workers is difficult due to language barriers/ Need on site English speaker.

- 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, Joyce Hanson, Bill Gibson, Mike Pavalus, Carol Schneider, Marylou Shelly, Leslie Pollard, Teresa Boley, Russ Erickson, Melissa Gonring, EJ Braukman, David Mikesh, Jaime Hall

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Approved as amended by Michelle, seconded by Mike Sinclair; passed.

APPROVAL OF PREVIOUS MINUTES: Approved by Maryann, seconded by Valory; passed.

OLD BUSINESS:

1. Paint color selection-Three schemes selected by the painting committee will be painted on Mike Sinclair's garage and siding. Michelle will send out an online form to homeowners to vote on their 1st choice.
2. Paint/siding project update-Contact Lupe with communication issues. Homeowners need to be home to paint the front door, and will have to be notified about the date. There are questions about nail holes in the siding and areas on the lower siding that isn't primed. Will extra siding be retained for patching? On 6/29 Lupe, BOD members and Tony will walk the property and identify issues for a punch list to be addressed by Aspen Group before painting.

NEW BUSINESS:

1. Management Report Review: a) Tony has 3 bids for cleaning the gutters of leaves a siding pieces-\$4500, \$2700, and \$1000-Open b) Two patios need replacement: 5907 & 5941-Open
2. 2023 Walk around property report-Many issues to be addressed. Going to prioritize by safety issues. Open
3. Lawn mowing issues-Arrowhead not using the correct tools for trim and edging. Open
4. HO 6 policy-Homeowners need to make sure they have an HO6 rider. Closed
5. Storm damage-There has been unprecedented damage on our 40 year old homes. A complex review of the property needs to be conducted to determine what else needs fixing. There will need to be an increase in property fees. Open
6. Adding maintenance status to website-Communication needs to improve with more timely updates in the newsletter and on the website. Cyn and Marg will will create a spreadsheet to keep homeowners informed. Open
7. New Property Management Company-A subcommittee is needed to create criteria for a property manager and look for an alternate company to Rocky Mountain Home Management after the painting project is completed. Jaime and Leslie volunteered to be on the subcommittee. Ultimately, it will be the decision of the BOD.

COMMITTEE REPORTS:

1. ACC-Waiting for approval for window well cover at 5937. Open
2. Landscape Committee-Marylou added new plants on the property. Closed

HOMEOWNERS CORRESPONDENCE

1. 5933,5935 column repair-Closed
2. 5901 air vent replacement-Closed
3. 7 reported roof leaks-Three are warranted and will be fixed on 7/11(1409 and 5937) and 7/13 (5919). Others are an HOA expense and will be scheduled. Open
4. Brick column on Lake Ct-Get mudjacked?. Open
5. 5903 Loose dog-Closed
6. 1432 Window air conditioner-Open
7. Lawn edging-Open

FINANCIALS: Discussed

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

ADJOURNMENT: 7:42