

# VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION

## Board of Directors Regular Meeting Notes 09/23/2020

**Board of Directors:** ( ) 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: 6:29**

### **Homeowners Open Forum: Tim from Absolute is cutting too close to the trees**

- 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: Joyce Hanson, Larry Buethe, Michael and Rosemary Nowacki, Bill Gibson, Jeanine and Chuck Fisher, RK Rowland, Danny Carter, Valarie Gage, Emma ‘Lundien and Jeff ‘Deuel**

**CONFLICT OF INTEREST:** None

**APPROVAL OF AGENDA:** Approval moved by Scott; seconded by Maryann

**APPROVAL OF PREVIOUS MINUTES:** Approval moved by Maryann; seconded by Scott

### **OLD BUSINESS:**

1. South Metro Housing response: **Scott contacted them and they will be out to take care of trimming, October 8-open**
2. Concrete pans update: **Tony met with Israel, manager of the concrete company, who said they would take care of it in mid-October- open**
3. Tree damage from lawn care company: **reported Tim to Absolute, but he denied responsibility. CLOSED**

### **NEW BUSINESS:**

1. Management Report Review: Most items from spring walkthrough have been completed except:
  - a. **Tuck point sealing will be done by Miguel.**
  - b. **All lights are working, but there are some spiders in them**
  - c. **On site inspection by insurance company hasn't happened yet-open**
  - d. **Miguel will clean downspouts in the fall-open**
  - e. **Pine Tree removed from 5937-closed**
  - f. **Chimney caps inspected; 5901 needed repair**
  - g. **Repair brick wall on 1429 by Miguel?**
2. Maintenance additional work
  - a. **Drain area behind 1415 is lined with asphalt; Scott will work with Tony to address**
3. Yard sign policy: **Tony will get a copy of the state law-open per regulations**
4. Lawn company/Snow removal company: **Tony looking at contractors-Arrowhead, Keystone and Schultz Industries-open**

### **COMMITTEE REPORTS:**

1. ACC
  - a. **Windows 1403-approved-closed**
  - b. **Garage door 5931-approved-closed**
2. Landscape Committee
  - a. **Wrapped new trees for Winter (till April.)**
  - b. **Grant used all but \$400**

### **HOMEOWNERS CORRESPONDENCE**

### **FINANCIALS: Discussed**

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

### **ADJOURNMENT: 7:18**