

**VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION**  
Board of Directors Regular Meeting Minutes 09/25/2019

**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:** 7:00

**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:** Larry Buethe, Marg Carlisle, Michelle Carter, Bill Gibson, Joyce Hansen, Rosemarie and Michael Nowacki, Mary Lou Shelly

**CONFLICT OF INTEREST:** None

**APPROVAL OF AGENDA:** Scott Munstock made a motion to approve agenda as written with the addition of 5927 request under ACC, Brad Shelly seconded the motion.

**APPROVAL OF PREVIOUS MINUTES:** Scott Munstock made a motion to approve previous (8/28/2019) meeting minutes as written, Brad Shelly seconded the motion.

**OLD BUSINESS:**

1. Entrance gardens project, update on tuck-pointing. *Tuck-pointing to be completed this week. Open*
2. 2019 Spring walk through *Dryer vent cleaning eblast to see who wants cleaning to be done. Open*
3. Asphalt repairs *Contractor coming out 9/26/2019. Open*
4. Schneider/Holburn Rules and Regs research *Open*
5. Tree trimming 9/25-26/2019, *Save a Tree. Open*
- 6.

**NEW BUSINESS:**

1. Management Report Review
  - a. *Sprayed for scale, Japanese beetles*
  - b. *Uplifted sidewalk at 5939; repair costs: \$2317.*
2. 5901 Irrigation controller *Has been reset. Closed*
3. Community crimes *Discussion about always keeping garage doors closed. Closed.*
4. Denver Water rebate status *Claim filed, no credit yet. Open*
5. HOA insurance info *Closed*
- 6.

**COMMITTEE REPORTS:**

1. ACC
  - a. 5933 window well issue *Need more info. Open*
  - b. 5915 window install *Need more info. Open*
  - c. 5927 locust tree area east of unit. *Good plan and approved. Closed*
2. Website *Remove from future agendas unless there is new info. Closed*

**HOMEOWNERS CORRESPONDENCE**

1. 5933 garage repair (Zerorez) *HOA will repair and follow up with vendor. Open*
2. 5915 gas fire pit on patio *Need written document from Travelers Insurance. South Metro Fire says ok. Open*
- 3.

**FINANCIALS:** *Discussed*

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

**ADJOURNMENT:** 7:55