

**VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION**  
Board of Directors Regular Meeting Minutes 10/23/2019

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

**CALL TO ORDER: 7:00**

**Homeowners Open Forum:** Kudos to Michael and Rosemarie Nowacki for all their hard work on the island close to their house.

- 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, Mike and Rosemarie Nowacki

**CONFLICT OF INTEREST:** None

**APPROVAL OF AGENDA:** Scott Munstock made a motion to approve agenda as written with the addition of 5939 sidewalk repair under New Business, Brad Shelly seconded the motion.

**APPROVAL OF PREVIOUS MINUTES:** Scott Munstock made a motion to approve previous (9/25/2019) meeting minutes as written, Brad Shelly seconded the motion.

**OLD BUSINESS:**

1. 2019 Spring walk through *Open Items discussed:*
  - a. 1401 and 1407 window screen
  - b. dryer vent cleaning – email to be sent
  - c. 5929 rail welding
  - d. 5921 vines
2. Asphalt repairs *Spring timeframe. Closed*
3. Schneider/Holburn Rules and Regs research *Open*
4. Tree trimming *Not all deadwood removed. Open*
- 5.

**NEW BUSINESS:**

1. Management Report Review *Following items discussed:*
  - a. Japanese Beetle application soon
  - b. Gutters cleaned week of Nov. 4, 2019
  - c. Orange buckets out week of 10/23
  - d. Sprinkler blowout 10/25
2. Denver Water rebate status *Open*
3. Snow removal contract *Absolute flat rate. Closed*
4. 5939 sidewalk repair *Scott Munstock made a motion to have sidewalk repaired (\$2317), Mary Ann Gibson seconded the motion. Closed*

**COMMITTEE REPORTS:**

1. ACC
  - a. 5933 window well issue *Open*
  - b. 5915 window install *ACC still working with homeowner. Open*

**HOMEOWNERS CORRESPONDENCE**

1. 5933 garage repair (Zerorez) *Open*
2. 5915 gas fire pit on patio *Awaiting Closed.*

**FINANCIALS:** *Discussed.*

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

**ADJOURNMENT: 7:48**