

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 10/24/2018

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

CALL TO ORDER: 7:05

Homeowners Open Forum: Many topics discussed including: solicitors, dogs walked on our property, issues with asphalt repair, concerns about leaf pickup, fence repair and repairs on cement wall by 5929, if there are problems with trespassers, call police on non-emergency phone line: 303-794-1551.

- 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, Rosemarie and Michael Nowacki, Carol Schnieder, Mary Lou Shelly

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: A motion to approve the Agenda as amended with addition of Annual Meeting (12/6), is made by Scott Munstock and seconded by Brad Shelly.

APPROVAL OF PREVIOUS MINUTES: A motion to approve the precious meeting (09/26/2018) minutes is made by Scott Munstock and seconded by Brad Shelly.

OLD BUSINESS:

1. Asphalt Project *Discussed getting in touch with Clint to discuss concerns. Open*
2. City grant *Keith Whitaker working on gardens, not exactly as we directed. We will meet with him to see if we want him to proceed or look at another contractor. Open*
3. Drive way drains work *Keith Whitaker or another contractor?*
- 4.

NEW BUSINESS:

1. Management Report Review *Topics discussed: Absolute to do clean up and place ice buckets; gutters cleaned – not date set; tuck-pointing – need to get bids; 5901 – internal remodel; units 5907 and 5915, either under contract or sold. Open*
2. 2019 Budget *to be discussed at BoD meeting 11/14/2018. Open*
3. Annual Meeting *Will be held December 6, 2018, 7:00pm, at Library in large meeting room in lower level.*

COMMITTEE REPORTS:

1. ACC *None*
2. Website *Updated with most recent agendas and meeting minutes.*

HOMEOWNERS CORRESPONDENCE

1. 1433 Dead trees *Need to get bids, open*
2. 1421 Soffit repair *contractor needs to come out, open*
3. 1417 Roof leak *contractor needs to come out, open*
4. 5937 Assessment receipt *closed*
5. 5933 drainage issue *chimney flashing caulked, open*
6. 1409 –garage ceiling *open*

FINANCIALS: *Discussed*

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

ADJOURNMENT: 8:24