

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION

Board of Directors Regular Meeting Notes 10/28/2020

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

CALL TO ORDER: 7:01

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: Valory Gage, Joe Gibson, Mike Nowacki

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Approved by Scott; seconded by Brad

APPROVAL OF PREVIOUS MINUTES: Approved by Maryann; seconded by Brad

OLD BUSINESS:

1. South Metro Housing update: **Pruned cottonwoods but missed some limbs. Tony will contact and send the bill for fence repairs. Open**
2. Concrete pans update: **Nov 3-Nov 9? weather permitting. Will also clean drain by 1415. Open**
3. Driveway sealant update : **Will complete week of Nov-2-6. Open**
4. Miguel: **fall gutter cleanup, seal brick wall, at 1429, chimney cap repair 5901: He will be back and begin work Nov.9.**
- 5.

NEW BUSINESS:

1. Management Report Review: Items still outstanding from spring walk through:
 - a. **On site inspection by insurance company hasn't happened yet Open**
 - b. **Tony will send out an E-blast re: dryer vent cleaning.**
 - c. **Light poles working but have cob webs. Brad will clean next spring**
 - d. **Scott will be talking to Michelle Getty, an auditor, for our finances**
 - e. **Ice buckets will be out during week of Nov. 2-6**
2. Lawn company/Snow removal company: **Tony will get bids for both from 3 companies and discuss at budget meeting on Nov. 9**
3. ACC additional member: **Will recruit for new member at annual meeting.**
- 4.

COMMITTEE REPORTS:

1. ACC
 - a. 5939 sun shade: **Approved; Closed**
2. Landscape Committee
 - a. **Letter from committee: Joe Gibson made a detailed list of recommendations for landscaping at the VAL. (Will create a budget proposal for 2021.**
 - b.

HOMEOWNERS CORRESPONDENCE

- 1.
- 2.

FINANCIALS: Discussed

1. Financial Statements: We are over budget in 3 areas for 2020: Building maintenance, Irrigation, and Water.. Will meet with a zoom call on Nov 9.
2. Budget to actual Report
3. A/R Report
4. Bank Statements
5. Vendor checks for signatures

ADJOURNMENT: 8:01