

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 1/25/2018

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: 7:00pm

Homeowners Open Forum: Many topics: trash pickup issues, poor snow removal for last snowstorm, shrubs completely cut down in front of 5939.

- 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: Chuck Fisher, Bill Gibson, Joyce Hansen, Jim Kerby, Harriet McKee, Michael and Rosemarie Nowacki, Mike Pavalus

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Motion made by Mary Ann Gibson to approve agenda with the following additions, Feb Meeting date in New Business and chimney/squirrel issue at 1431 under Homeowners Correspondence; seconded by Brad Shelly.

APPROVAL OF PREVIOUS MINUTES: Motion made by Brad Shelly and seconded by Scott Munstock to approve the previous meeting (11/15/2017) minutes.

OLD BUSINESS:

1. 2017 Annual Meeting Items *Discussion of three items brought up at Annual meeting:*
 - a. *roof warranty question to be researched by Tony Lemberger. Open*
 - b. *suggestion of rain gauges to be researched by Tony Lemberger. Open*
 - c. *ability to run cable lines outside of units. No cable lines can be attached to exterior. If resident in a building coordinates for lines to be run on the inside, i.e. through attics, that is okay with the BOD. Closed*
2. Website Manager Replacement *Still looking for a website manager. Open*

NEW BUSINESS:

1. Management Report Review *Discussion included the following items:*
 - a. *Eaves and downspouts to be cleaned in May*
 - b. *Handrails checked and need some repairs*
 - c. *Getting bids for rain sensors*
 - d. *Arrange for tree trimming in the spring*
 - e. *Need someone for tuck-pointing on Datura sign*
 - f. *Discussion about getting for trees from city versus Sav A Tree*
 - g. *Landscaping options – possibly recruiting other companies bids*
2. Asphalt Project Planning *Discussion about April/May repaving project. Have project manager at next meeting, assessment due May 1, 2018, possibly a meeting with homeowners and information concerning project sent in a letter. Open*
3. February meeting *Date for February meeting is Thursday, 2/22/2018. March meeting date: Wednesday 3/28/2018. Closed*

COMMITTEE REPORTS:

1. ACC

HOMEOWNERS CORRESPONDENCE:

1. 5913- Tree branch on property *Branch removed. Closed*
2. 5925- Squirrel reported *Closed*
3. 5925- Trash bags on property *Tony Lemberger will talk with police department concerning homeless in area and what to do with this still on property. Open*
4. 1431 Squirrel/Chimney *will be looked into. Open*

FINANCIALS: *Discussion*

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

ADJOURNMENT: 7:48