

VILLAGE AT LITTLETON HOMEOWNERS ASSOCIATION
Board of Directors Regular Meeting Minutes 02/22/2018

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

CALL TO ORDER: 7:01pm

Homeowners Open Forum: *No topics raised*

- 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, Mike and Rosemarie Nowacki, Dave Pernack, Mike Pavalus, Carol Schneider

CONFLICT OF INTEREST: None

APPROVAL OF AGENDA: Motion to approve meeting agenda made by Mary Ann Gibson, seconded by Brad Shelly.

APPROVAL OF PREVIOUS MINUTES: Motion to approve meeting minutes from 1/25/2018, made by Scott Munstock and seconded by Brad Shelly.

OLD BUSINESS:

1. Asphalt Project (addressed later in meeting) *Open*
 - a. Clint Mapston to review project *Clint gave a presentation that included maps explaining the order of the project. The complex is divided into 3 areas. Each area will be worked until complete, with concrete work first, then asphalt paving. This will ensure that the whole complex will not be torn up or driveways unusable all at one time. The workers will try to minimize impact but acknowledge that this will be a noisy intrusion. All agreed that constant communication is what is necessary for a successful project.*
 - b. Notification letter *Discussed*
2. Website Manager Replacement *Discussed, possibly a team concept with two people interested. Open*

NEW BUSINESS:

1. Management Report Review
 - a. 2017 annual meeting items: roof warranty and rain gauges
Discussion including:
 - Tony met with Carlos Lorgaepada(Littleton policeman) to discuss homeless issues in the neighborhood. There will be additional patrols. Please call Patrolman Lorgaepada at 303-734-8241 for all concerns. The recommendation of the BoD is to leave porch lights and driveway lights on at night. *Closed*
 - There is a handyman to-do list. *Open*
 - We have a 5-year roof warranty on labor. *Closed*
 - We need 2 new rain gauges. *Open*
 - ? new landscaping and snow removal company, getting proposals. *Open*
2. Co-Cal snow removal contract *Discussion included only shoveling and driveway clearing at 2 inches, per contract; too much ice melt on sidewalks. Closed*

COMMITTEE REPORTS:

1. ACC *None*

HOMEOWNERS CORRESPONDENCE:

1. 5915 Dog off leash *Letter will be sent. Open*
2. 1431 Squirrel/Chimney *Temporary screen in place. Open*
3. Follow-up with trash bags on property *Disposed of. Closed*
4. 5939 Shrubs *Apparently shrubs were directed to be removed. Shrubs will be replaced in the spring. Open*

FINANCIALS: *Discussed.*

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

ADJOURNMENT: 8:12