Larimer Village Board Meeting
April 20,2026

Doug Fought's at 9:30 AM

Board Members in attendance were Tena Bowser, Chris Huber, Doug Fought, Dannie Mast, Marcia Nusbaum and Jim Yoder Property Manager.

A. Call to Order – Tena Bowser
B. The March Annual Meeting Minutes were approved as submitted- Chris Huber
C. The March financial report was given by Marcia Nusbaum who reported that payments of association fees have been going well and that an email will be going out concerning any late payments. She also reported that she had received 30 Special Assessments payments from residents so far.

D. Old Business:
    1. Jim Yoder reported that the family of the Owen/Carol Miller has decided to sell the contents of the house by auction instead of to an Estate sale.
    2. Board Members continued a discussion on the special project idea for Copley Court. President Tena Bowser has shared some suggestions on ways to obtain some funds for the project that are good possibilities. Also, a point was brought up that we needed to investigate how the proposed idea might affect insurance. Dannie Mast suggested that Tena and the board share the idea with the residents for their feedback of the Copley Court idea before the Board spends too much time on it. The Board agreed, and when the information is pulled together it will be shared with residents.
    3. Review of LVCA Quick List Reference Guide -The Board is still working on making changes to a reference guide to help residents with the responsibilities of the association verses the homeowner. The discussion covered landscaping that may require extra work in the limited common areas as well as the spraying of weeds consistently to keep them from spreading. The board has been discussing replacement of old or overgrown bushes with similar or same kind as existing. If the homeowner wanted a different bush or plant as a replacement, it would be considered and any cost difference would be paid by the homeowner. Dannie Mast suggested that when houses are in the process of changing hands, someone with knowledge of repairs takes a walk through the unit to make suggestions if needed. This would be to maintain the upkeep of the houses in the neighborhood. This has been an ongoing discussion for the quick list reference guide to keep residents informed as the board goes through this process. Changes to the list and will be shared with residents when completed.
    4. The Board tabled the review of the current LVCA Rules / Regulations until the May Board meeting. Additionally, a comment was made that possibly in the future, the Association fee may need to be raised to cover the cost of future needs and cost of living increases.

E. New Business
   1. Jim Yoder reported that three more units have requested quotes for converting over from mulch to stone. This helps with weed control and helps to keep costs down. **Mulch will be replaced in the common areas only.** For those units that currently have mulch in their limited common areas and wish to add more they can purchase and apply their own as long as it is the same color and quality of mulch used in the common areas. Or the Association will purchase and apply the mulch at the Unit owner's expense. Contact Jim Yoder if interested.

F. Maintenance Report- Jim Yoder
   1. The March 2026 maintenance report was reviewed by the board and will be posted.

   2. Spring programs initiated.
      a. Final "fall" / spring cleanup scheduled for completion.
      b. Lawn mowing to begin late April
      c. Lattimer Lawns (fertilizer and weed control) 7 step program began
      d. Final opening of irrigation system
      e. Pond fountain to be installed and pond chemical treatment to begin

   3. Special Projects initiated.
      a. Tree shaping of 14 large trees.
      b. Landscaping around each lamp post with paver rings to help reduce maintenance expense.
      c. Pending project - large deck repair at 921 Larimer Drive.

G. Other Future Landscaping Maintenance Needs
      a. Summer "weeding" program for Association
      b. Power washing schedule for all Association units

Next meeting will be at Chris Huber's house, Tuesday May 19th at 9:30 AM.

Chris Huber, Secretary
Larimer Village Condominium Association