Larimer Village Board Meeting
March 23,2026

Jim Yoders at 9:30 AM

Board Members in attendance were Tena Bowser, Chris Huber, Doug Fought, Dannie Mast via phone, and Jim Yoder Property Manager. Marcia Nusbaum was not in attendance.

A. Call to Order – Tena Bowser
B. The November Annual Meeting Minutes were approved as submitted- Chris Huber
C. The September financial report was given by Jim Yoder who reported that most residents paid the association fees on time, but that there were a few that consistently behind. After a short discussion a motion was made to enforce the late fee of $15 for payments that are delinquent as stated in our Rules and Regulations. The motion was seconded and approved.

D. Old Business:
    1. Commercial Insurance Update.
        a. Jim Yoder is currently waiting on the cost for the attorney to make the HO-5 changes to the bylaws.
        b. Jim Yoder reported that all residents have gotten homeowners insurance and we're proceeding with the HO-5 plan.
    2. Uncompleted Projects from 2025.
        a. Exterior downspout drains in lawns for 1003 Larimer Drive, and 1320 Copley Ct will be on the agenda in the next few weeks depending on the weather.
        b. Basement interior wall repair for 1003 Larimer Drive and 1320 Copley Ct due to ongoing issues will be addressed.
        c. Fall clean up - The cleanup of leaves, fallen branches and debris that were left due to the early snow and cold weather will be scheduled as soon as possible.
    3. The board reviewed a Quick List and Reference Guide for residents to refer to when they have questions about responsibilities of the Association or the unit owner regarding yard care and exteriors of individual units. The board is working to define and clarify future landscaping guidelines. It will be added to the rules and regulations when complete.
    4. Residents in need of maintenance or questions about maintenance can go to our Larimer Village website and fill out a form under contact.
    5. President Tena Bowser discussed the deteriorating condition of the circle at Copley Court. She commented that the tree is dying, the railroad ties falling apart, and the landscape curb is breaking up. Her thought is for a special project to revitalize that area so that it can be better used by the residents. She is thinking about the possibility of a gathering area with a fireplace and maybe an arbor to provide shade. The idea is to accomplish this with surplus funding, some donations and, if necessary, raising funds without extra fees for the residents. This is in discussion and is a concept that is being reviewed by the board. Long-term maintenance and insurance issues are also being considered.

E. New Business-Jim Yoder

1. Carol Miller Family Request- The family of Carol Miller has requested approval to have an Estate Sale for the contents of the house on1314 Copley Court. The board discussed this and approved the request if there was no blocking of residents' driveways.
2. Jim reported that the snow removal cost $12,100.00 for November/December 2025 and January through March 2026. This was unexpected and is above budget compared to previous years.
3. Pond Maintenance- Jim reported that the pond water level was below normal and of concern. The water level raised with the melting of the snow but was informed our pond liner is deteriorating and becoming brittle. Premier Aquascapes estimated a cost of $125,000 for the repair. The board agreed that this is not a project we can do at this time, but it may need to be addressed in the near future.
4. Proposed Plan for Large Expense Projects.
    a. Thinning of trees/trimming of the row of arborvitae. Jim shared that 11 trees in the village need to be shaped plus a stump removed from behind 1312 Copley Ct. The arborvitaes which are overgrown and in need of trimming will be tabled until next year.
    b. Deck replacement for 921 Larimer Dr, this will be a shared expense with the homeowner.
    c. Crack repair and "lifting" of sidewalks and drives as needed.

Next meeting will be at Doug Fought's house on April 20th at 9:30.

Chris Huber, Secretary
Larimer Village Condominium Association