Larimer Village Board Meeting
July 23, 2025

Chris Huber at 10:00 AM

Board Members in attendance were Tena Bowser, Chris Huber, John Wellington, Marcia Nusbaum and Jim Yoder Property Manager (by Phone).

A. Call to Order – Tena Bowser
B. The June Minutes were approved as submitted- Chris Huber
C. The June financial report was in good standing and approved- Marcia Nusbaum.

D. Old Business:
    1. Commercial Insurance Update
        a. John Wellington and Jim Yoder met with a new Attorney, Brandon Eash, to discuss the option of changing our bylaws to accommodate a way to individually insure our units and not have to go through the process of changing from a condo association to a homeowner's association. Along with this information the Board will be gathering estimated insurance pricing information from Erie Insurance as an example of what costs might be to homeowners.
        b. Our current commercial insurance will continue as we go through this process.
    2. Town Hall Meeting
        a. The Board is working on setting up a Town Hall Meeting on August 21st at the Baptist Church to present the information to Larimer Village residents.
    3. The Annual Meeting
        a. The Annual Meeting was discussed, and the Board has set a tentative date of November 6th at 6:30 PM with Marcia looking into the Baptist Church to confirm availability.
    4. Fireworks Follow up
        a. The Board reviewed the Fireworks event at Black Squirrel Golf Course and felt that it went off well and that there was a minimal interruption in the neighborhood. There was a suggestion that maybe next year that those who are willing to donate to the golf Course for the fireworks bring their donations to an appointed person in the neighborhood. We can then pass on the donation as a whole so we can better show support for the event.

E. New Business:
    1. The neighborhood picnic is being planned for September 14th with a rain date of September 21st. The picnic will be around the Copley Court cul-de-sac in the golf cart path area. Contact Tena Bowser if you're interested in helping with setting up.

F. Maintenance Report- Jim Yoder:
    1. The maintenance report was approved and will be posted on the Larimer Village website.
    2. Jim Yoder continues to work on a list of projects that need attention in the neighborhood, and with residents.

Next meeting will be August 18th at 9:30 AM at the home of Jim Yoder.

Chris Huber, Secretary
Larimer Village Condominium Association