Larimer Village Board Meeting
September 22,2025

Tena Bowser at 9:00 AM

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

A. Call to Order – Tena Bowser
B. The August Minutes were approved as submitted- Chris Huber
C. The August financial report was approved- Marcia Nusbaum. She also reported that there were a few people that needed to be current, and she was working on those issues.

D. Old Business:
   1. Commercial Insurance Follow Up
      a. Jim Yoder reported that he investigated getting a better rate with our existing type of insurance as well as explaining that the other insurance he received a quote on would be similar but would not save the association any money or offer much more than our existing situation.
      b. Jim Yoder also presented a proposed budget for 2026 based on the HO-5 insurance option so the board members could discuss the insurance options and move forward with a decision.
      c. The Board discussed all the insurance options, taking into consideration which one would be the best option for current as well as future insurance needs. After some discussion, John Wellington made a motion that the Board recommend the HO-5 Insurance option for vote at the LVCA Annual Meeting. Tena Bowser seconded the motion; it was voted on and approved.

   2. New Business
      a. Board members discussed positions that will be open this year and who in the association might be willing to fill those positions. A total of four people is needed to complete our board for the year 2026. One position needs to be filled to replace Chip Campbell who resigned, and three others are needed for a 2-year term to keep the LVCA board complete. Several residents' names came up as well as a couple of existing board members. Candidates will be contacted to see if they are willing to serve.
      b. The Annual Meeting was discussed, and the board went over the information that needs to be included in the packets that will be distributed to residents prior to the Annual Meeting. We also went over the points that needed to be included in the agenda and covered at the Annual Meeting. A few people will be needed to count votes, proxy votes, check in for attendance, etc. Packets for the Annual Meeting will be distributed on or close to October 23rd.
      c. Picnic Review-The attendance of the LVCA picnic was discussed and it was felt that it had a lower attendance than previous years. Some feedback from residents was that the area chosen this year might not offer enough shade for those attending. This information was noted and will be a consideration for future neighborhood outdoor events.

F. Maintenance Report- Jim Yoder:
   1. The maintenance report was approved and will be posted on the Larimer Village website.
   2. Jim Yoder shared that he is working on the lawns with the fungus problems with some treatments and aeration.

Next meeting will be October 20th at 9:30 AM at the Baptist Church, west side of building, Door 7, Room 402
Chris Huber, Secretary
Larimer Village Condominium Association