Larimer Village Board Meeting
July 20, 2026

Dannie Mast's Home at 9:30 AM

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

A. Call to Order – Dannie Mast
B. The June LVCA Board Meeting Minutes were approved as submitted- Chris Huber
C. The June financial report was given by Marcia Nusbaum who reported that one residents' payment is a couple of months behind, and that the current balance at the end of June is $28,540.19.

D. Old Business:

1. L Doss Privacy request update- It was reported that the homeowner purchased and planted two arborvitae bushes and planted them within the unit's border plantings.
2. A Wisler Common Area Mound- The last tree in the common area will be taken down and after discussion with the homeowner most affected by the planting it was decided to plant one Crimson King maple tree and also add day lilies, hydrangea plants, weigla flowering shrubs and to decrease the size of the common area space.

New Business

1. 6 Month Budget Review- Jim Yoder passed out information on the budget concerning what has been budgeted for the year, what has been spent so far and what is projected for the year end. The Board members discussed the information and all questions were addressed.

F. Maintenance Report- Jim Yoder

1. The June 2026 maintenance report was discussed by the board and will be posted.
2. A detailed list if expenses, paid to all Vendors in June, was shared with the Board. This report will be shared at each meeting.
3. A project list of upcoming LVCA needs that are being worked on was also shared, including removal of three trees, power washing of partial side of units and various other projects that are planned to be completed soon. Jim Yoder is currently working on getting quotes for stump removal of the trees that will be taken down.
4. Jim Yoder mentioned the decks that need to be replaced and that he is seeking another quote for a large deck. The Board discussed the maintenance issue with composite verses treated wood and the cost difference.

Next meeting will be arranged by Marcia Nusbaum on Monday August 17th at 9:30 AM. The location is not decided.

Chris Huber, Secretary
Larimer Village Condominium Association