Larimer Village Annual Meeting
November 6,2025

First Baptist Church at 6:30 PM

A. Welcome – Tena Bowser, President
B. The roll call to establish a quorum was given by President Tena Bowser.
C. President Tena Bowser requested a moment of silence for Carol Miller, one of our residents who passed away this past year. She continued with a prayer for the LVC Association and the Annual Meeting.
D. The current 2025 LVCA Board was Introduced; Tena Bowser, President, John Wellington, VP, Chris Huber, Secretary and Marcia Nusbaum, Treasurer. A special acknowledgement of appreciation was also offered to Chip Campbell for his brief tenure as Board President.
E. The September Minutes from 2024 Annual Meeting were included in the Association packet and was approved by residents as submitted except for the correction of one spelling error.
F. The current November financial report was presented by Treasurer Marcia Nusbaum. The report was voted on, seconded and approved.
G. Jim Yoder reviewed the 2025 Annual Report included in the meeting packets. He pointed out many items on the Maintenance report explaining the repairs to homes that were accomplished and many of the LVCA property maintenance jobs that had been done throughout the year. A question from Ivan Chupp was asked about a drainage issue between his unit and the Spirito/Davidson unit. Jim replied that there were a few drainage issues that he was hoping to get to yet this year.
H. 2026 Ballot Review-
    a. President Tena Bowser reviewed the proposed By-Law changes that would change our commercial insurance coverage to an HO5 Policy naming the Association as othe insured. After some questions and discussion concerning the need for the $1,000,000 or the suggested amount of $500,000 for liability, Brett Weddell made a motion to strike the specific amount for liability in the proposed Bylaws and have the homeowner make the choice. The motion was seconded by John Huber. Discussion continued on how the Association will know if all the units have insurance coverage and when the change in Commercial Insurance would occur. It was explained that the Homeowner would request a copy of their insurance coverage to be sent to the Association, the changes should be accomplished, and residents should get their insurance by January 1st. Based on the above motion a vote was taken for the liability to be at the homeowner's discretion, and it was approved. The discussion continued to include questions about a proposed roof fund to ensure that if we had any issues like a bad hailstorm again the association would have money to cover it. It was not favored to put aside money by some residents, but the point was made that there is a difference between replacing aging roofs compared to other types of damage. The President Tena Bowser commented that with the change in insurance the Board will see how the budget works out for the next year and determine the need for any changes within the next fiscal year.
    b. Tena Bowser also reviewed the Bylaws change in the date of the Annual Meeting from September to the first Thursday in November. This will help with a more accurate budget for the coming fiscal year. Marcia Nusbaum made a motion that we close the discussion on the Bylaws changes. The motion was seconded by Angie McKee and approved by unanimous vote.
    c. Jim Yoder reviewed the proposed budget for next year based on the HO-5 Insurance policy change. He explained that we would have more income to take care of the units and that money has been borrowed from our Edward Jones account to cover costs this past year. He stated that trees needed to be thinned out, drainage drains needed reworking in some areas, and we have had to treat areas on Copley Court for lawn fungus. With the HO-5 we will be able to build up the EJ account again and be able to get projects completed in a more-timely manner. John Huber made a motion to approve the budget; it was seconded, voted on and approved.

d. President Tena Bowser introduced the slate of officers to be voted on for the Association Board. Introductions of Doug Fought, Dannie Mast were made along with those members who agreed to an additional term; Marcia Nusbaum and Chris Huber. Ballots were then collected for voting on the Board slate, the Bylaws changes and the budget for FY2026.

I. Old Business
   a. Ladies lunches are continuing and Chris Huber is sending out emails and setting up lunches for each month. The scheduling of the men's breakfast has been taken over by Ron Stump and Chip Campbell.
   b. Marsha Meyer who has been setting up our annual garage sale, is not interested in doing it anymore. If anyone would like to take charge of it next year, they can contact Tena or one of the board members. Marsha also announced that she will be closing the neighborhood library because of the weather. If you would like a book or would like to leave a book you can knock on the door and she will let you in the garage Library.
   c. The Fourth of July Celebration was discussed, and it would be helpful if anyone would like to volunteer to help with putting out the posts and yellow tape to control traffic, contact Jim Yoder or one of the board members.
   d. The Picnic on the Lawn was discussed and Tena Bowser explained that the location of the picnic was to make use of the common property at Copley Court and to see if it would work for the yearly event. There was plenty of food and it was not as well attended as in past years.

J. New Business
   a. Directory Updates- Melvin Barkman corrected his phone number and Gail Campbell added her email. These corrections and additions will be added to the Directory and posted on our website.
   b. New residents to Larimer Village are Laura Dick who moved into John Miller's house on Copley Court.
   c. Voting results- The HO-5 insurance Bylaws change was approved by 43 yes votes, the LVCA Annual Meeting date change was approved by 42 yes votes. The budget was approved verbally earlier in the meeting as well as through ballot votes. All members running for the Association Board were voted on and approved. John Huber made a motion that the meeting be adjourned it was seconded and approved.

K. The new Board members talked briefly and determined their officer positions: Tena Bowser will remain President, Dannie Mast will become Vice President, Doug Fought will be Member at Large, Chris Huber will remain Secretary, and Marcia Nusbaum will continue as Treasurer for a one-year term. Our next meeting was tentatively set for March 16th of 2026 at 10AM, those that will be out of town will attend meeting via phone.

Chris Huber, Secretary
Larimer Village Condominium Association