Larimer Village Board Meeting
August 17, 2026

Marcia Nusbaum's Home at 9:30 AM

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

A. Call to Order – Tena Bowser
B. The July LVCA Board Meeting Minutes were approved as submitted- Chris Huber
C. The July financial report was given by Marcia Nusbaum who reported that one residents' payment is a couple of months behind, and there are about 6 others expected by the end of the month. The current account balance at the end of July is $18,089.58. Jim Yoder explained that our Edward Jones Investment is at 50/50 risk at this time and suggested it might be a good time to change the risk to 60/40 to help raise our balance quicker. Our current account balance at the time of the meeting was $30,627 and money is being added monthly. Dannie Mast made a motion to change the risk to the 60/40, the motion was seconded, voted on and approved.

D. Old Business:

1. Picnic Follow-up- The Annual LVCA picnic is scheduled for September 13th starting at 4:00 PM and will be at the Larimer Village sign corner lot. The rain date is scheduled for September 20th. The tent will be put up, and Tena will check with Brett Weddell to see if he's willing to take care of the meat. Volunteers will be needed for the set up.
2. The Annual LVCA meeting will be on Thursday November 5th at 6:30PM. Marcia Nusbaum will check with The First Baptist Church to see if we can use the same room as last year's meeting. Two LVCA board members will be needed to fill open positions in the fall. Please inform any of the existing board members if you would like to have your name on the ballot.
3. Copley Circle Project- The Board discussed ideas for fixing up Copley Circle to repair or redesign for a gathering place. President Tena Bowser is working on an idea that will be presented at the annual meeting. She is also looking at ways to raise any funds that it may incur by other means outside of the Larimer village residents.

New Business

1. Request for Resident to borrow tent- A request was made to borrow the tent that is used for the Village annual picnic. It turned out that the request was no longer needed, but the board considered having a discussion on the need for a plan in place for Association items being loaned to residents.
2. Limited Common Areas /water maintenance for Larimer Village- Tena Bowser has brought to the attention of the Board that there are areas where water is draining into the landscape beds of some of the units. These areas could be of concern if the water build up is significant to cause damage to the foundation over time. It was suggested that some of the gutters could be extended and that there may be different solutions based on the situation. Tena and Jim Yoder will be overseeing any units that need attention.

F. Maintenance Report- Jim Yoder

1. The July 2026 maintenance report was discussed by the board and will be posted to the LVCA website.
2. A detailed list of expenses, paid to all Vendors in July, 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 replacement of 10 bushes in various shrub beds, replacing gutter and downspouts on Copley Court, reducing the size of a shrub bed, and repairing a roof leak.

Next meeting will be at Doug Fought's house on Monday, September 21st at 9:30 AM.

Chris Huber, Secretary
Larimer Village Condominium Association