Larimer Village Board Meeting
June 22, 2026

Tena Bowser's Home at 9:30 AM

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

A. Call to Order – Tena Bowser
B. The May LVCA Board Meeting Minutes were approved as submitted- Chris Huber
C. The May financial report was given by Marcia Nusbaum who reported that there are only two residents' payments expected to come in for this month.

D. Old Business:

1. Pond Repair- estimate and option. President Tena Bowser has been looking into any other options for the pond that has a leak in the liner. Currently, the estimate to repair the pond is $125,000 and there isn't money in the budget to cover the cost. The option for the time being is to fill the pond with water when it gets below level as needed.
2. Upcoming Events.

a. 4th of July Fireworks- It was reported that donations for the fireworks are down from last year resulting in a shorter fireworks display for this year. The city puts up barricades for traffic and any taped off areas needed in Larimer Village will be taken care of by volunteers Doug Fought, Dannie Mast and Don Battles.
b. The Neighborhood Picnic is scheduled for September 13th at the lot by entrance sign. The time has not been determined. Anyone interested in helping to organize and set up please contact Tena Bowser.

3. Finalize Itemized Exteriors Maintenance "Responsible Party" List- Discussion continued from last month's meeting on some points of the Quick Reference Guide. The Board talked about homeowners being responsible for exterior light fixtures and addressed the solar panels since they have been approved and installed in the Village. Tena Bowser presented a completed version of the List that the Board has been working on. Dannie Mast made a motion that we approve the List as presented with one change. The motion was seconded, voted on and approved. A final copy of the Quick List/ Reference Guide will be distributed to all LVCA members.
4. LVCA Financial Disclosure of Expenses- Tena Bowser suggested that it might be helpful for residents to have more information on monthly disbursement of Association money. Some residents have expressed their concern about how the Association Dues are spent. The Board discussed how to get the information to residents in a timely manner and in a way that would be helpful to those who have questions. It was decided that beginning in July, the Board will post the monthly report on LVCA expenses by Vendor from our accountant to our website.

5. Create a Workorder Pending List for Public Knowledge-In an effort to answer questions from residents on when certain projects are going to get completed the Village, the Board discussed how to best accomplish this. A few options were considered, and it was decided that Jim Yoder would compile a list of his upcoming LVCA projects and send them to Tena Bowser so she can answer questions when asked.

New Business

1. Common Area Planting's on Larimer Drive- Ann Wisler was consulted on the common area behind her unit, pending the removal of the leaning pine tree. It was suggested that the area could be reduced in size and a Crimson King Maple tree with some oak leaf hydrangeas be used to fill in spaces.
2. Privacy Concern for 912 Larimer Drive- Larry Doss requested adding some landscaping/ tree to the area behind his unit to add more privacy. There were a few options suggested like enlarging the shrub bed and possibly adding bushes. After Board discussion, Doug Fought made a motion to not add extra landscaping since the LVCA Association is stretching the budget as much as possible at this time. The motion was seconded and passed unanimously.

F. Maintenance Report- Jim Yoder

1. The May 2026 maintenance report was discussed by the board and will be posted. Jim also added that Sheri Snider had volunteered and repainted the Larimer Village sign in black.
2. Jim Yoder handed out a copy of the Rules & Regulations with updates for the board to review before sending it out to residents. He also shared the LVCA Resident Update information with the Board to read over and review. Mulch and power washing of the units was discussed at length. Jim shared that he is getting quotes on power washing and units will be chosen by the ones that need it the most first. Dannie Mast made a motion for the Resident Update information to be approved and sent out to residents. The motion was seconded, voted on and approved.
3. Current and Future projects- Jim is working with at least three residents that will need to have their deck repaired or replaced. With these projects there will be a split cost between the homeowner and the association. Doug Fought will remove deck boards from one of the unit decks where there are other issues to see if he can determine the scope of the work that needs to be done. Jim is also checking with a couple more residents to see if they're willing to change from the mulch to stones.

Next meeting will be at Dannie Mast's house, Monday July 20th at 9:30 AM.

Chris Huber, Secretary
Larimer Village Condominium Association