

Larimer Village Board Meeting

May 19, 2026

Chris Huber'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 April Annual Meeting Minutes were approved as submitted- Chris Huber
- C. The April financial report was given by Marcia Nusbaum who reported that she has been following up on dues as needed.
- D. Old Business:
 - 1. Marcia Nusbaum stated that all but 3 of the Special Assessment payments have been received and the remaining 3 payments are expected shortly.
 - 2. Upcoming Events.
 - a. Garage Sale- Tena Bowser reported that an announcement has been sent out via email and that she would check with Marsha Meyer about any signs available from last year.
 - b. 4th of July Fireworks- The LVCA board discussed any preparations that might need to be done prior to the fireworks display. Doug Fought is checking with Black Squirrel to see if there are any changes from last year. Parking restrictions, traffic control etc. and any tape will be put up as needed.
 - 3. Finalize Itemized Exteriors Maintenance “Responsible Party” List- LVCA board members discussed unit foundation and moisture repair and whose responsibility it is to maintain. The Board determined that when our two current basement projects are completed it will be the homeowner’s responsibility to repair the “inside” of their basement walls due to settling and the ages of the units. The Association will continue to be responsible for the exterior of all units per our revised Bylaws.

The board continued the discussion on repair of our Units exteriors and other common areas. Jim Yoder suggested an Architectural/ Grounds subcommittee be established, from among our residents, to serve as advisors in helping to identify appropriate projects for our common areas and also to help with establishing guidelines for exterior color of a unit, material choices, window choices, or any other requested changes to the home from the Unit owner. Any unresolved issues between the subcommittee and the unit owner will be resolved by the Board per our Bylaws.

During the discussion of a common area on Larimer Drive Dannie Mast made a motion to have the leaning pine tree, along the West side of Larimer Drive removed and low maintenance hostas and tall grasses planted to fill in the area. The motion was seconded, voted on and passed. The final Quick List reference guide will be sent out to residents when available.

New Business

1. Confirm Neighborhood Picnic- Date, Time, Location- The LVCA board discussed the neighborhood picnic for this year. It was decided to schedule the yearly picnic on September 13th, with the location to be on the corner of Brixworth and Larimer Dr in the lot by the sign as in previous years, the time is to be determined.
 - a. A subgroup of volunteers will need to be recruited to organize details including the tent set up, food, and an alternate date in case of inclement weather. Any residents interested in helping can contact Tena Bowser.
2. Bare Landscaping areas needing attention- Homeowners who have bare spaces in their landscaping will be contacted by Jim Yoder before planting a replacement shrub. If the homeowner would like a different plant type than was originally in the landscaping and the cost is over and above the original, they will be asked to pay the difference.
3. Itemized expenses and payouts for disclosure when requested- The Board discussed how we can best respond to individuals that may want to see itemized expenses as to how Association funds are dispersed. Any such request received will be responded to on an individual basis. Any association member should contact Jim Yoder, Property manager or a member of the LVCA Board.

F. Maintenance Report- Jim Yoder

1. The April 2026 maintenance report was discussed by the board and will be posted.
2. Jim Yoder reported that bush replacements will be similar in cost and type like the existing bushes. A list of low maintenance replacements, appropriate in size for empty landscape spaces, is being considered to assist residents.
3. Jim Yoder also shared that power washing to the units is being addressed. He's looking into costs for the individual units and the duplexes. The quotes so far have been high, and he is looking into other options. At present there are 2 requests that need to be scheduled, and he will check any units that would be a priority.

Next meeting will be at Tena Bowser's house, Monday June 22nd at 9:30 AM.

Chris Huber, Secretary
Larimer Village Condominium Association