Larimer Village Board Meeting
September 21, 2026

Doug Fought's Home at 9:30 AM

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

A. Call to Order – Tena Bowser
B. The August LVCA Board Meeting Minutes were approved as submitted- Chris Huber
C. The August financial report was given by Treasurer Marcia Nusbaum, she stated that the LVCA current account balance at the end of August is $13,872.44.

D. Old Business:

1. Update on 1320 Copley Court- Quotes are in on the replacement of the deck. A larger gutter has been installed to help with heavy rainfall off the roof. However, if there continues to be some leakage of water under the foundation. Jim will be contacting Great Lakes Waterproofing to provide a quote on sealing the exterior of the basement.
2. Jim Yoder also shared there has been water leakage reported at 1314 Copley Court in the egress window well. He will be checking it and repairing as needed
3. Picnic Follow Up- Tena Bowser reported that she talked with some LVCA residents that stated they were unaware of the neighborhood picnic. Tena had sent out two emails including all the information about the picnic. The board discussed options on what might be a better way to get the information out to residents. It was suggested that we bring it up at the Annual Meeting in November. Chris Huber suggested we put a sign out the week before on the corner of Brixworth and Larimer Drive so residents driving in and out of the neighborhood would see it as a reminder of the picnic.
4. Finalize Annual Meeting Plans- The Annual Meeting is scheduled for November 5th at 6:30 at the first Baptist Church in the same room as last year. The Board discussed the current people willing to run for the board and other residents who might be interested in running. If you have an interest in becoming a board member please contact a member of the association Board within the next two weeks. Packet information and forms need to be assembled. This includes an agenda, any reports, voting forms, budget and residents who have passed, etc.

New Business

1. Budget Review/Discussion-Jim Yoder. The LVCA Board discussed the current proposed budget of income and expenses for 2026 as well as the proposed budget of income and expenses for 2027. The budget for next year is still being worked out for the Annual Meeting and will be discussed again and finalized at the Board meeting in October.

2. Grounds Projects Fund Raiser- Tena Bowser. Tena shared with the Board Members information on a fund raiser that would help with costs and could be used for the Copley Court circle renovation or possibly other projects in the village. The fundraiser idea and the proposed project will be presented by Tena at the Annual meeting.

F. Maintenance Report- Jim Yoder

1. The August 2026 maintenance report was not discussed in full as the board meeting was running long and time was at a limit. Jim Yoder is sending the Maintenance report along with his ongoing project list and his list of Vendor expenses to the board members for their review.

Next meeting will be at Tena Bowser's house on Wednesday, October 14th at 9:30 AM.

Chris Huber, Secretary
Larimer Village Condominium Association