Larimer Village Board Meeting
June 16,2025

John Wellington at 1:00 PM

Board Members in attendance were Tena Bowser, Chris Huber, John Wellington, Marcia Nusbaum and Jim Yoder, Property Manager.
Guest Consultant/ Speaker: Sharon Risser

A. Call to Order – Tena Bowser
B. The May Minutes were not submitted due to no quorum at the meeting- Chris Huber
C. The April and May financial report was found to be up to date- Marcia Nusbaum.

D. Old Business:
    1. Commercial Insurance Update
        a. The Board listened and discussed information given by Sharon Risser who was able to share some of the ways that Waterford Crossing manages their condo association insurance and how they changed their bylaws to allow residents to insure their entire homes. She also shared that they maintain three committees to support the workings of the association. This includes a Grounds Committee, Finance Committee, Architectural Committee and The Board. This informative discussion has given the Board another possible direction to consider, and we will be looking into the options to see if we can offer a way to move forward and make some decisions.
    2. Town Hall Meeting
        a. The Board would like to set an Association meeting when we have checked into the above information and are more ready to present some solutions for the residents.
        b. The Annual Meeting was discussed, and the Board has set a tentative date of November 6th with Marcia looking into the Baptist Church for the location. The revised meeting date is permitted by our current bylaws and will also help in gathering and confirming information for our Association Budget.

E. New Business:
    1. Black Squirrel 4th of July Fireworks- All residents who like and support the fireworks celebration are encouraged to donate money directly to the Black Squirrel Golf Club. We will be planning on installing yellow tape on snow stakes to help deter people from various areas of the neighborhood.
    2. Neighborhood Picnic- The Board is planning on setting a date in September for the Neighborhood Picnic. We're looking at a different location in the Village and will proceed when the residents in the area have been contacted to see if there is a positive response.

F. Maintenance Report- Jim Yoder:
    1. The maintenance report was approved and will be posted on the Larimer Village website.
    2. Jim Yoder is continuing to work on a list of projects that need attention in the neighborhood

Next meeting will be July 21st at 10:00 at the home of Chris Huber.

Chris Huber, Secretary
Larimer Village Condominium Association