Larimer Village Board Meeting
August 18,2025

Jim Yoder at 10:00 AM

Board Members in attendance were Tena Bowser, Chris Huber, John Wellington, Marcia Nusbaum and Jim Yoder Property Manager.

A. Call to Order – Tena Bowser
B. The July Minutes were approved as submitted- Chris Huber
C. The June financial report was in good standing and approved- Marcia Nusbaum. Additional information was given by Jim Yoder that the association's cash flow is tight and that there were still bills that needed to be paid. It was voted on and approved that the money to pay the bills be taken from our Edward Jones account.

D. Old Business:
    1. Commercial Insurance Update
        a. Jim Yoder met with Attorney, Brandon Eash and Attorney Brandon LaFollette to discuss the possibility of changing out by-laws to include an HO-5 insurance policy. This would allow us to remain a Condo Association and not have to start over with a Homeowners Association. This option would also allow residents to obtain their own insurance with LVCA as a secondary insured and keep the exterior property the responsibility on the LVCA. The Board is considering this as a Hybrid Option that may be a cost affective consideration.
        b. Jim Yoder presented a proposed budget with options depending on which insurance direction the residents of LVCA go with at our Annual LVCA meeting. The board reviewed the budget and discussed the options needed for each outcome.
    2. Town Hall Meeting
        a. The Town Hall meeting that is scheduled for August 21st at 6PM at the First Baptist Church was discussed and plans were made to prepare a handout to help residents with the different insurance options. Jim Yoder explained that Attorney Brandon Eash and Reliance Insurance agent Brandon LaFollette would attend and answer questions that residents may have.
        b. A reminder will be sent to residents with a review of our past neighborhood meetings and a new possible option.
    3. The Annual Meeting
        a. The Annual Meeting has a confirmed date of November 6th at 6:30 PM at the Baptist Church.

    4. The neighborhood picnic is being planned for September 14th at 2:00PM, with a rain date of September 21st. The picnic will be around the Copley Court cul-de-sac in the golf cart path area. Residents will be asked to bring chairs, plates/silverware, their own beverages and a dish to pass. An email will be sent as a reminder.

F. Maintenance Report- Jim Yoder:
    1. The maintenance report was approved and will be posted on the Larimer Village website.
    2. Jim Yoder is working on finishing projects requiring immediate attention and holding others that can be completed when additional money becomes available through our monthly dues.

Next meeting will be September 22nd at 9:00 AM at the home of Tena Bowser.
Chris Huber, Secretary
Larimer Village Condominium Association