

Larimer Village Board Meeting

November 18, 2024

Tena Bowser's at 10:00 AM

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

Absent: John Wellington

- A. Call to Order – Chip Campbell
- B. October Annual Larimer Association minutes were approved- Chris Huber
- C. The financial report was reviewed and approved- Marcia Nusbaum.
- D. Old Business:
 - 1. Fall Cleanup - Jim Yoder reported that there will be one more leaf cleanup of leaves this season.
 - 2. Pond Pump – The aerator pump has been replaced and is under warranty.
 - 3. Other Project update - There are two units in the neighborhood that have roof leaks, one is on Copley Court and one on Abby Court. The roof leaks will be on the schedule for repair.
- E. New Business:
 - 1. Resident Concern – Nonresident crossing the Association common areas. The board discussed this issue, and a response will be addressed by President Chip Campbell.
 - 2. Commercial Insurance Update:
 - a. Letter of Engagement – On behalf of the Association, we will be submitting a Letter of Engagement to an attorney to inquire if it would be even legal for the Association to separate the properties to individually insure the units. However, with this inquiry there will be legal issues and costs to change our insurance if that is what is decided in the next step forward. This is a process that will need to have answers to how individual insurance will affect both condos and duplex units.
 - b. Identify changes to the Bylaws - The board members will be having extra meetings to review our current bylaws and attempt to update and clarify some of the unclear terminology so that homeowners and board members will have a better direction of responsibilities. Any recommended changes will be presented to all association members for review and approval at a later date.
- F. Maintenance Report- Jim Yoder. The maintenance report was approved and will be posted on the Larimer Village website.

Next meeting will be in March 2025 and will be scheduled after the first of the year. There will be no formal board meetings December – February.

Chris Huber, Secretary
Larimer Village Condominium Association