

LARIMER VILLAGE BOARD MEETING
November 20, 2023

A. Members in attendance were Chris Huber, Marcia Nusbaum , John Wellington, Lowell Vanderveer (via phone), Jim Yoder and Jim McKee, Property Manager.

B. Black Squirrel Golf Club has been in contact with Tom Stump discussing some options that our neighborhood could benefit from: This will include a discount for annual golf membership and the option to use your own golf cart. Details will be sent out when we get confirmation.

D. Our treasurer Marcia Nusbaum reported that there were some association fees are behind and there may be some issues with auto payment and due dates. Please contact Marcia if you have any questions.

E. Old Business:

1. The October Larimer Village minutes were approved.
The Men's breakfast was November 16th at Angels. Check your emails from Jon Wieand for future times.
2. The Ladies Luncheon will meet at Chili's, December 12th at 11:30. See Connie Schrock for questions or to reserve a spot.

F. New Business:

1. The proposal of the Association rental change to a single residence has been unanimously passed.
2. Lowell Vanderveer and Jim McKee will take the rental change to the Records office to change the by laws.
3. Jim Yoder discussed maintenance issues of the Larimer units. This concerns clean up around the individual residential units. The maintenance of the plantings, mainly flowers and other plants that are cut down in the fall have costs taken out of the budget to accomplish this task. In the By Laws under Maintenance Of Units, 4.09, paragraph C states that taking care of the flowers is to be done in the Common Areas only. While the association has been doing this for some time as well as owners pitching in to take care of their areas, it has come down to the budget that a change is needed. It has been proposed that if an owner wants to have the association take care of the flowers/ plants that a charge of \$25.00 per hour for this service. The board took a vote on this issue and it was passed.
4. Marcia Nusbaum has confirmed the date for the Annual Meeting for 2024. The date will be September 12th , 2024 at the First Baptist Church.

G. Maintenance Report

Jim Yoder reported that there's about 5 trees that are not in good shape and will need to come down. These may come down by the end of the year if all works out and new trees will be added next year.

The next board meeting will be at Jim McKee's house, March 25, 2024 at 1:00 pm.

Chris Huber, Secretary
Larimer Village Condominium Association