

Larimer Village Board Meeting

July 15, 2024

Lowell Vanderveer's at 1:00 PM

Board Members in attendance were John Wellington, Jim McKee, Chris Huber, Marcia Nusbaum, And Lowell Vanderveer. Don Battles, guest attendee.

- A. Call to Order – Lowell Vanderveer
- B. June board minutes were approved- Chris Huber
- C. The financial report was reviewed and approved- Marcia Nusbaum.
- D. Old Business:
 - 1. Men's Breakfast-July 25th, Thursday at Angels, 8:30 AM. RSVP Jon Wieand.
 - 2. Ladies Luncheon- Sandy Jacobs will set up this month. Connie Schrock is leaving the neighborhood and will no longer be able to make the arrangements. If any ladies would like to set up the monthly lunches, please let Sandy Jacobs or Chris Huber know.
 - 3. Book Library at Marsha Meyers garage- bring a book in exchange for another book.
 - 4. July 4th Fireworks was discussed, and all comments were positive.
 - 5. Insurance- special meeting on July 8th.
 - a. LV Board Members reread and discussed the wording changes for our Bylaws with the intent to update our Bylaws to be acceptable by a new insurance company.
 - b. Changes to Bylaws are under Recitals and Article 1 under Insurance paragraph 4.07
 - c. A motion to approve the amended and restated declaration of LV bylaws was made, voted on and approved by all board members.
- E. New Business:
 - 1. Insurance- The changes to the bylaws were drafted up by attorney Jackson Beck with guidance from insurance broker Ryan Swygart. Changes were made under RECITALS: paragraph H and Addendum #1; and section 4.07 Insurance (a).
 - a. Proposed Amendment cover letter to the Association.
 - b. Board members to hand out copies of the proposed amendments to the bylaws and covenants of LVCA for members to read, date, vote and sign (yes or no) on 7/8/24
 - c. Board members to pick up responses and count the votes on Saturday July 13th.
 - d. Send out a letter to the Unit Owner's explaining the insurance change.
 - e. Take the vote tally to attorney Jackson Beck and get documents notarized and signed by the board President, Lowell Vanderveer and Secretary, Chris Huber.
 - 2. New Insurance carrier: Jim Yoder shared that were getting insurance quotes from the Hummel Group. At the time of our meeting the quote had not come in yet.
 - 3. Picnic on the Lawn- We set a possible date of August 18th between 4:30 and 6:30. Laverne Schrock and Brett Weddell have consented to providing the meat for the event. Members attending will need to bring their own chairs, table service, their own beverage, and a dish to share. This could include a salad, casserole or dessert. In case of a cancellation because of inclement weather we will try to inform all beforehand.

4. Two board members will be going off our LVCA board in September and the spots need filling. Please let us know ASAP of any members who might be interested in serving or are willing to have their name submitted for vote.

5. The new owner at 1308 Copley Ct is Larry Rowe.

F. Maintenance Report- Jim Yoder reported that there have been some concerns about brown spots in the grass. These patches are a fungus and will be treated with a fungicide. The regular monthly maintenance report will be posted on our website.

Also, the two remaining houses that were up for sale have been sold and should have their closing by the end of the month or shortly after.

Next board meeting is scheduled for August 19th at Christine Huber's home at 1:00 PM.

Chris Huber, Secretary
Larimer Village Condominium Association