

Larimer Village Annual Meeting  
Minutes  
September 19, 2023

The meeting was called to order by President Ron Stump at 7:00 pm at the First Baptist Church. All board members were present: Sandy Jacobs, Jim McKee, Ron Stump, Lowell Vanderveer, Jonathan Wieand, Jim Yoder - Property Manager.

#### ROLL CALL

The roll call was called by Secretary Lowell Vanderveer. There were 42 units represented. A quorum was met.

#### BOARD INTRODUCTION

President Ron Stump introduced the board members: Sandy Jacobs - who has served 16 years as treasurer, Secretary Lowell Vanderveer, Vice President Jonathan Wieand, Member-at large Jim McKee, Property Manager Jim Yoder. Also introduced were the tellers for the vote count, Jonna Ernst and Patty Krebs.

#### ANNUAL MINUTES OF 2022

The printing of the Annual 2022 Minutes were included in the voting packet that we all received. There was no reading of the minutes. Minutes were approved as printed.

#### ANNUAL FINANCIAL REPORT

Sandy reported that the member accounts are all up to date. It was reported that the Edward Jones Account is \$59,300. We are required to keep \$1000 per each of the units in the fund. Jim Yoder gave an in-depth review of the 2023-2024 budget. A couple of items that showed a large part of the budget were lawn maintenance, condominium insurance, repairs and maintenance.

#### MAINTENANCE REPORT

Jim gave a detailed report of the accomplishments from January to August. Jim named a number of our members who do many volunteer jobs throughout our community. He shared a number jobs completed such as cutting down some trees and replanting, replacing mulch, replacing all yard light bulbs with a much brighter illumination, and cutting and trimming the arborvitaes on the east side of the village. Many other maintenance and repairs were done throughout the village and in common areas.

#### BOARD ELECTIONS FOR 2023-2024

Ron introduced the new board candidates: Chris Huber, Marcia Nusbaum, and John Wellington. Also, the proposed budget for 2023-2024 was presented by Jim Yoder. The new budget proposed an increase of \$20 per month per unit due to the increase in insurance and maintenance expenses. The vote to accept the new budget for 2023-2024, was strongly approved. This increase will become effective January 1, 2024.

#### OLD BUSINESS

The Membership voted to have a garage sale again next year in June. The 4th of July Celebration at the golf course was well accepted. The 'Ladies Luncheon' will be chaired by Connie Schrock. The 'Men's Breakfast' will be chaired by Jonathan Wieand. Member's enjoyed the fall picnic on the Lawn and will do next year also.

#### NEW BUSINESS

Ron announced the Election Results. The New Budget passed with a very strong vote and the three Board Candidates were unanimously approved. Jim Yoder announced a number of projects needing to be done next year. There are a couple of driveways that need to be replaced, several trees replaced, and other projects.

#### OPEN DISCUSSION

An appreciation was given to Jim Yoder for doing a great job and working to keep our Village looking nice. Ron Stump thanked the members for their positive feedback to him and the board for their cooperation.

#### ADJOURNMENT

In closing Ron shared his appreciation to the community for their insight into making this Village a great to live and to the board for their willingness to work together in accomplishing the work needed to be done. A motion to adjourn was made, seconded, and passed.

A short meeting of the 2023-24 Board followed adjournment. The new board elected new officers for the 2023-2024 Year:

President: Lowell Vanderveer

Vice President.: Jim McKee

Treasurer: Marcia Nusbaum

Secretary: Chris Huber

Member-at-Large: John Wellington

Respectfully Submitted,  
Lowell Vanderveer, Secretary