

Larimer Village Board Meeting

October 21, 2024

Chip Campbell's at 1:00 PM

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

- A. Call to Order – Chip Campbell
- B. September Annual Larimer Association minutes were approved- Chris Huber
- C. The financial report was reviewed and approved- Marcia Nusbaum.
  
- D. Old Business:
  - 1. Fall Picnic Review- The board discussed an alternate date for the picnic and after some discussion it was decided to not reschedule for this year. The plan for next year is to have a date for the picnic as well as an indoor option if the weather does not cooperate. Thank you to all who worked in preparation for the date this year.
  - 2. Fall Cleanup - Jim Yoder reported that the bush and small tree trimming has started and that the leaves will be picked up when the trees are bare. This should be accomplished within the next couple of weeks as the weather permits.
  
- E. New Business:
  - 1. Insurance Update- Per our discussion at the annual meeting regarding the cost of our commercial insurance coverage a group has been formed to assess possible other insurance options that will reduce that cost. The group consist of Jim Yoder, Mike McCall, Ron Stump and Brett Weddell. They will be looking into the estimated costs of private insurance and how that would affect our present pricing. There are also many other things that need to be addressed in the process including the need to change our bylaws. Jim will contact Yoder, Ainlay, Ulmer & Buckingham LLP attorney group to check into an estimated cost for this service. Once the Board has an opportunity to review the group's finding the information will be presented to the Association members for their input.
  - 2. Snow Removal Update- Jim Yoder has contracted with Stone Ridge Landscaping to take care of our snow removal this year. There is a 2" minimum accumulation of snow before they will come out to clear the driveways. In addition, the snow will not be removed until after the city comes through to clean the streets so that the buildup left by the city plow can be cleaned.
  
- F. Maintenance Report- Jim Yoder. The maintenance report was approved and will be posted on the Larimer Village website.
  
- G. Other – There was additional discussion about the need to complete a more detailed review of our rules and regulations to clear up some of the grey areas that occur at times. Jim will work with the group at future meetings to address this request.

Next meeting is scheduled for November 18<sup>th</sup> at 10:00 at Tena Bowsers home.

Chris Huber, Secretary

Larimer Village Condominium Association