

## CV HOA BOARD MEETING

Wednesday, July 5, 2023, Rescheduled from 6/27/23.

PRESENT: Tim Vandel, Jared Hamilton, Stephanie Ismert, Marie Pilkington

The meeting was called to order at 6:50 p.m.

Welcome to Stephanie Ismert as our new member. An election will be held at the annual meeting of 2023. We have been out of By-Laws due to covid and need to offer positions to anyone with interest. Printed and email notices will be sent prior to August 29, 2023. (or 16<sup>th</sup>) Date is still to be determined.

Marie will check into cost to have website maintained.

**ARCHITECTURAL COMMITTEE REPORT:** Stephanie Ismert will join the team in looking at prospective plans.

24 Niblick Lane – New Build

78 Fairway Lane – New Paint Approved

Dymerski Residence –

Storm - New Roofs etc. – all need approval. Send out a reminder notice.

**FINANCIALS:** Review of financials. The current balance is \$218,032.66. There are currently 9 residents in arrears on 2023 dues.

Jared Hamilton made a motion to approve the financials. Seconded by Stephanie Ismert. Approved by all.

### OLD BUSINESS:

Entrances – maintenance. Bloom is handling maintenance and planting. Tim spoke with Emily and informed her that residents were not pleased with the appearance. She will endeavor to improve the entrances.

67 Fairway Lane. Homeowner is in arrears on dues in the amount of \$3,700 +/- . He personally deposited a check into the HOA checking account for \$300 with an endorsement stating that the bill has been paid in full. The HOA Attorney, Winzenburg, Leff, Purvis, & Payne LLP, sent a letter advising homeowner that this was not acceptable and that the account was not paid in full. The attorney and LCM Management have advised the HOA to foreclose on the property. The Board, of those present, have agreed to foreclose, but will wait to move until other board members have input.

A Motion was made by Marie Pilkington: I move that the HOA Board proceed with the process of Uncontested Judicial Foreclosure on 67 Fairway Lane, Littleton, CO 80123. In light of an unauthorized deposit to the HOA Checking Account, with an endorsement that stated all fees have been satisfied, per advisement of attorney and LCM it is necessary to recoup unpaid fees. Seconded by Stephanie Ismert and approved by all.

**NEW BUSINESS:**

Solicitors in the area: They must have a business license issued by the Town before they can go door to door. Police should be called if there is any altercation.

The Meeting was adjourned at 7:45 pm.

Respectfully submitted;

Marie Pilkington

Approved 7/25/2023