

**Rocky Mountain Village Estates HOA
Minutes of the Meeting of the RMVE Board of Directors
July 18, 2019
5:30 PM**

Location of Meeting:

Evergreen Room
Bergen House
Evergreen, Colorado 80439

Present at Meeting:

President Ron Pieffer, Treasurer Carolyn Kindt, Board Member Pat Eskew, Manager Kathy Crump

Absent: Vice President Brian Vitello, Secretary Walt Weiss,

The regular meeting of the RMVE Board of Directors of Rocky Mountain Village HOA was called to order at 5:30 pm on July 18, 2019 by President Ron Pieffer

Determination of Quorum:

President Ron Pieffer determined that all board members were present.

There were no changes to the agenda

Secretary's Report:

Minutes of the May 30, 2019 was approved by the Board.

No Board Actions since the last Board Meeting

1. President's Report:

Status report on Lot 2B issues. Counter Proposal from Center for the Arts:

1. Bergen Park Church proposed 20 spaces for the parking area. CAE rejected this as they felt 12 spaces better fit the overall design. They will get with their boards to resolve this.
2. Ron Pieffer submitted a revised copy of the Parking Lease Agreement showing changes since the last meeting.

3. Clarified that the original intent was to have BPC responsible for the costs associated with the parking area and CAE to be responsible for all other costs. This will be reevaluated.
4. Parties withdrew the barbecue from the picnic area.

Treasurer's Report:

Balance in all accounts as of end of February: \$596,565.

Operating account: \$25,610. .

Reserve account: \$570,955. Cash and investments.

Profit and Loss: 0.3 % under budget.

Reserve projects: Refrigerator and dishwasher replaced.

Reserve Projects: One payment remaining for replacement of Genesee domestic hot water and heating boilers. Board voted to accelerate reserve project to replace Genesee Mountaineer /room window.

Donna Frantz volunteered to join the board as treasurer when Carolyn leaves.

Unanimous approval by the board! Thank you Donna.

Manager's Report: p

1. MAINTENANCE

The window washing has gone well. The small crew has received many compliments from residents. We will try to get them to come back next year.

The Genesee hot water boiler has been installed and is working well. The contractor is in the process of installing the 2 heating boilers and expects the start-up date to be the beginning of August. He will then begin work on replacing the air handling units in both buildings.

We have had some gutter work done and will continue to monitor to see if there are other issues that need to be addressed.

We will be re-keying the outside doors and the inside doors that are locked. When I have received the keys, I will be sending out letters explaining the process for getting new keys and costs associated with replacements.

The new window for the Mountaineer room is set to be installed next Monday.

We are trying to take care of a thistle issue on the lawn of Bergen. We put the black plastic down to kill anything under it, then we will scrape off the vegetation, put down good soil and grass seed and cover it with straw. The hope is to have a beautiful lawn once again by fall and next spring. We are too late this season to get sod laid and have a good chance of it succeeding.

2 Unit sales and rental updates

There are currently 29 leased units leaving 7 available. In Genesee, unit 307 has been leased and the new tenant will be taking occupancy in August. Units 305 and 223 will be going on the market soon, if they haven't already and unit 215 is still on the market for sale. Unit 203 sold and will be owner occupied. In Bergen, unit 209 sold and is owner occupied and unit 217 is on the market for sale.

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Misc.

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If you have any known issues on your decks or patios and haven't previously reported them, please let me know so we can get you on the list to repair this summer. Brac will begin sometime in August.

Last Board meeting I reported to you that the possibility of installing solar panels was being investigated. That investigation found the initial cost would be around \$350k, so the Board has decided against pursuing the solar option at this time. The suggestion was a good one and will be kept on a back burner for a later date.

Committee Reports:

Budget committee: Carolyn Kindt

Call for volunteers to head up Reserve Study Technical Review Committee; Rob Frantz volunteered to chair the new committee.

Old Business:

Decision made to install "Parking for Residents Only" at the front parking areas of both Genesee and Bergen buildings.

New Business:

Ingress/Egress situation questioned...President Pieffer stated ownership issues of proposed lot exchange between Arts and Church must be resolved first.

Questions about how legal fees are handled...answer --- that is included in associations annual budget.

Donna Frantz volunteered to replace Carolyn Kindt's upcoming vacancy on RMVE board

Proposal to purchase a larger American Flag for our flagpole was approved
Proposal to beautiful artistic wood carving....estimate was \$ 2,500... tabled until lot 2b
issue resolved, hoping new owners will take over that expense.

Meeting adjourned @ 6:30 pm