

**Rocky Mountain Village Estates
Board of Directors Meeting
September 23, 2001**

Present at the meeting: President Walt Weiss, Vice President Pat Eskew, Secretary Donna Frantz (by phone), Secretary Madeline Olney. Absent: Pete McKay.

The meeting was called to order at 2:00 pm by Walt Weiss.

The secretary determined there was a quorum.

Walt asked for a motion to approve the minutes from the prior meeting. Pat made a motion; Madeline seconded it. Approved.

Secretary Report: Madeline gave an update of what transpired since the last meeting. Garage door in G was repaired and security was hired during the time the parts were in transit. Tree work was completed. Procedures regarding tenants and owners were reviewed. Window washing survey was completed. Yard sale took place and money was donated to the wood carving repair. The wood carving work has been completed. The sound detectors individuals purchased as an added notification when there is a fire alarm have been distributed. Potlucks are on hold for a while longer due to the Covid virus. This board meeting is taking place at the church for safety reasons. Abuse of elevator buttons in B has cost a significant amount of money in repairs. Front door safety issues are a problem. Doors in B and G need to be closed at all times. Blocking the front door also needs to be addressed as it is a safety issue. There is a 2 car limit per unit unless other arrangements are made. Picnic tables were moved for easier access. No other formal gatherings are approved at this time.

President's Report. Walt addressed the question of electric cars stations. He will look into this to determine feasibility and responsibility. He reported on a successful campaign to raise money for the wood carving repairs. Money was raised at Morning coffee (\$500), and the garage sale (\$500). The balance will be covered out of the current landscape budget. The idea of a landscape committee will be looked into at a later date.

Treasurer's Report- Donna updates on the budget. As of 8/31:

Checking account balance	\$ 35,101
Savings account balance	\$586,662 (reserve)
Total	\$621,764

Month \$38, 672; Budgeted \$ 46, 298. This is 16.5% under budget for August.

Reserve YTD additions \$111,211

Reserve expenditures \$39, 944 (fire protection, gutters, paving)

YTD operating expenses- \$369, 709 1.8% under budget

The 2022 budget is being worked on for approval by the board in November.

Manager's Report- Kathy gave the following report: Elevators were inspected and passed. Carport roofs need replacing. 3 Bids have been received. Reserve budget item. After discussion, Pat made a motion to recommend an Evergreen Company; Donna seconded and board approved. Kathy has 1 bid to paint the buildings. It may be beneficial to get both buildings done at the same time. It is a reserve budget item.

Brac and Andy have been working on repairing/painting decks. At Kathy's suggestion, Pat moved to implement an inspection plan in the spring to address any problems earlier in the spring. Donna seconded the motion. Approved.

Backflow device on the B sprinkler system needs replacing due to a leak.

Gutter and downspout and heat wire issues have been resolved.

Unit sales and updates: 27 leased units; 9 available. In G, unit 322 was sold and will be owner occupied part-time; Unit 220 sold and owner occupied; 218 will be for sale. In B, unit 218 and 207 are under contract. Units 111 and 314 are sold and owner occupied.

Kathy asked that the newsletters be read for information and reminders about recurring concerns that are being reported to the office and/or board. The electric car stations will be put on the agenda as already mentioned by Walt.

Committee Reports:

Donna: **2022 Budget Planning** is in the works and will be ready for a vote in Nov.

Rob Frantz reported on the **Reserve Study Technical Review Committee**. They met on 8/16. There is about \$573K in the budget; current expense of \$13, 209; annual contribution to date of \$158,508/mo. \$428k was spent on reserve projects for the last 3 years. There are deferred reserve projects including the carport roofs which were recommended to be repaired now as well as exterior wall lighting needs to be replaced, new end tables for the B Evergreen Room, new coffee table for the G Mountaineer Room, flooring for the B guest room suite and tile replacement in the B Evergreen Room; elevator lighting. All other projects should continue to be deferred. Reserve funds need to increase 5% /yr.

Unfinished Business:

Elevator lights- Pat is looking into this as he felt the 2017 estimates were too high. He recommends looking at the rec center elevator lighting which may work.

Masks- It was decided that Kathy would make masks available and have signs that tell people they need to wear them in the elevator and recommend them to wear in the building.

Front door- There was discussion that the front door needs to be closed unless people are just getting the mail.

Bergen elevator abuse- This has happened twice in recent months at a cost of \$800 and then \$600.

Fire alarms- Sounder bases have a total cost of \$41k + for each unit. The fire alarm system meets code.

Walt made a motion to adjourn. Donna seconded it. Approved.

Respectfully submitted,

Madeline Olney
Secretary