

**ROCKY MOUNTAIN VILLAGE ESTATES
MINUTES OF THE ANNUAL OWNERS MEETING**

JANUARY 14, 2022

12:30 pm

Bergen Park Church

Not approved

Present at the meeting:

President Walt Weiss, Treasurer Donna Frantz, Member at Large Pete MacKay, Secretary Madeline Olney. Excused Absence: Vice President Pat Eskew

Call to Order:

The annual owners meeting of the Rocky Mountain Village Estates Condominium Association was called to order at 1:12 pm by President Walt Weiss. The agenda was amended to add Brian Vitello as a candidate for a board office.

Determination of Quorum:

Secretary Madeline Olney determined there was a quorum. The number of members present and those represented by proxy was 90.

Proof Of Notice:

The affidavit of the secretary of the association, stating that notice has been given in accordance with the bylaws of the association, has been presented to the chairman. The proof of notice shall be filed with permanent records and is available for inspection by the members.

Approval of the Minutes:

Secretary moved to waive the reading of the minutes and that the minutes of the 2021 Annual Meeting be approved. The motion was seconded by Member at Large Pete MacKay. Approved.

President's Report:

Walt Weiss gave a review of the past year: Some meetings were held via ZOOM due to Covid. At the 3/18/21 meeting, the Board approved a new

fire evacuation plan; clarification of rules concerning tenants; determination of damage responsibility between HOA and owners; new Comcast contract renewal for 5 years; a 3 year contract with Waste Management; decision not to have a reserve study for 2021.

At the 7/15/21 meeting, the board approved a memorial service for P. Taylor; tree trimming plan; in person meetings; Monday morning coffees were resumed; gutter work and a new elevator contract; an audit was completed; and Andy was hired.

At the 9/23/21 meeting, wood carving restoration was completed with costs offset by donations totaling over \$1000 from Monday morning coffees and in-house garage sale; carport roof replacements was approved; deck inspection plan was approved.

At the 11/18/21 meeting, requirements that all new residents be aware of governing documents was adopted; pet accommodation was denied; motion to have Kathy investigate retiling, carpeting and furniture replacement in both buildings was approved; Board voted to pay legal counsel on case-by-case basis; board voted to accept 2022 budget which was then submitted to membership via ZOOM and was approved.

Long time employee, Jacque Ryan, resigned after 18 years. Andy McCall was hired as her replacement.

Walt thanks the staff- Kathy, Brac and Andy- for their ongoing efforts to maintain and upgrade RMVE. He also expressed that he was saddened that he felt he was encouraged to resign by the rest of the board.

Pete MacKay then responded and clarified that the Board never asked Walt to resign.

Walt then asked for **Board Reports**

a. **2021 Financial Report-** Donna Frantz gave the report as follows:
The audit was received and no irregularities were found.

Cash accounts as of 12/31/21	
Operating Checking account	\$ 46,501
Reserve Savings account	\$561,305
Total	\$607,806

Operating expenses for December	\$ 50,649
This is 11% over budget of	\$ 45,519

Expenses over or under budget by more than 5% for December 2021

Insurance	\$5,478	Under (Payment made in Nov)
Exterior repairs	\$4,331	Over (deck repairs)
Heating System	\$3,295	Over (leaks in pipes)
Gas	\$2,688	Under (bill rec'd and paid in Jan)

Total Operating expenses for December YTD	\$551,076
This is .8% UNDER the TYD operating budget of	\$555,670

Reserves- Other Income and Expenses

Beginning reserve Balance a/o Jan 2021	\$515,850
YTD addition to reserves	\$158,508
YTD Reserve Interest	\$ 6,627
Total YTD	\$165,135

YTD Expenditures	\$120, 151	Fire Protection, Gutters, paving, roofs
		Deposit for painting

Reserve Cash Balance December 31, 2021	\$522,224
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Introduction of Candidates for Board of Directors:

Pete MacKay clarified that there were 2 vacancies. The candidate with the most votes would serve a 3 year term; the candidate with the second most votes would serve a 2 year term. The names of the candidates were then announced: Madeline Olney, Brian Vitello, Maureen Brooks and Walt Weiss. Pete asked for any nominations from the floor and there were none.

A motion was made to insure that Bergen had adequate representation on the board. Motion was denied as it was out of order.

Pete declared that since there were no other nominations, the nominations were now closed. The candidates had 3 minutes each and gave their presentations in this order: Madeline Olney, Brian Vitello, Maureen Brooks, Walt Weiss.

After the candidates presentations, Pete asked for ballots to be filled out and dropped in the voting box to be counted.

Donna was given a voting report. Pete then announced the results as follows: Brian received 77 votes; Madeline 44 votes; Maureen 30 votes and Walt 21 votes. Brian Vitello will serve a 3 year term; Madeline will serve a 2 year term.

Old/Unfinished Business-

NONE

New Business-

Bonn Rayer, resident of Bergen, expressed concern that Bergen was underrepresented on the Board and that he was interested in a way to address this. MaryAnn Bach, a Bergen resident reaffirmed the need for a balance of representation. A motion was made as follows: Allow the board to look into language and a way to address this so as to have one person from each building this year and then next year have 2 people to even the representation. Madeline read the motion; it was seconded by MaryAnn Bach. The motion carries.

Valerie Walter, from Bergen, had 3 suggestions for the board to look into: due to recent fire events, she would like the Board to address the trees and shrubs planted on the grounds; address garage door issues when power is out; and exit lights and plowing near the 2nd floor exit/entry way.

Walt asked for a motion to adjourn as there was no other new business.

Donna made the motion: Pete second the motion; it was approved.

Walt thanked everyone and ended the meeting at 2:18 pm.