

ROCKY MOUNTAIN VILLAGE ESTATES
Board of Directors Meeting
July 15, 2021

Present at the meeting: President Walt Weiss, Treasurer Donna Frantz, Secretary Madeline Olney, Pete McKay, Manager Kathy Crump. Absent, VP Pat Eskew

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

Secretary determined that there was a quorum.

Motion made to approve minutes of prior meeting made by Walt Weiss and seconded by Donna Frantz. Approved

Madeline gave an update of actions/discussion since last regular board meeting that included :

Leak on 4th floor in Genesee was repaired

Approved: memorial service for P. Naylor; tree trimming plan; in-person board meetings; resuming of Monday morning coffees; gutter work; elevator contract.

Additionally, an audit was completed and approved; speed limit signs painted on driveway; discussion on payment for wood carving repair; new employee, Andy, review is in 3 months.

Walt gave the President's report. He thanked residents for purchasing fire monitors. 31 people have signed up and paid. He reminded everyone of the emergency escape routes and Map and that the 3rd and 4th floor have no emergency exits for wheelchairs. Walt commented on the newly painted speed limit signs and replacing some of the other signage on premises.

Pete McKay then reported on the wood carving restoration project. He has someone to do the work (\$2500) and is ready to begin. Paying for this was discussed. There is some money in the landscape budget and there is hope to have it mostly paid through donation. It was suggested that it should be in the maintenance budget for the future.

Kathy then gave the Manager's report. She spoke of ongoing maintenance including the driveway paving, striping, gutter work (in progress), completion of window washing. She said Andy's 3 month review will be in August. She will order monitors on Friday.

Kathy also reported there are 26 leases with 10 available and reported on which units have been sold recently, are under contract and are available. Unit 322 in Genesee is for sale and units 111 and 314 in Bergen are under contract.

Donna gave the treasurer's report as of the end of June.

There is	\$ 23, 705 in cash account
	582, 233 in reserve savings
Total	605, 938

All assessments have been paid to date. We are right on budget.

Operating expenses for June YTD \$281, 738 which is 2% under budget

YTD addition to reserves \$79, 254

YTD interest 4, 671

YTD Total 83, 925

YTD reserve expenditures 17, 086 (fire protection, gutters, paving)

Reserve cash balance \$582, 233

There was discussion on reserves and Rob Frantz gave a clear explanation as to how numbers are arrived at and why they are needed.

Regarding the elevator contract, service people will come on the weekend if needed and Otis Company will absorb over time costs.

Unfinished Business- nothing to report

New Business: Alarm system discussion. People reporting they still cannot hear the alarm. Board will look into this again. Kathy will reach out to the fire inspector on how to resolve it as well as board members looking into this.

Open forum: There was a request to replace the "dog pee and poop" signs with no dog signs.

Walt adjourned the meeting at 3:18 pm.