

**Rocky Mountain Village Estates HOA  
Minutes of the Annual Owner's Meeting  
January 25, 2019 1:00 PM**

**Location of Meeting:**

Bergen Park Church  
31919 Rocky Village Dr.  
Evergreen, Colorado 80439

**Call to Order:** President Ron Pieffer called the meeting to order and introduced the board members: Vice President Brian Vitello, Treasurer Carolyn Kindt, Secretary Walt Weiss (present via phone), Board Member at large Pat Eskew.

**Proof of Quorum:** President Ron Pieffer reported that 66 members were represented with 46 present and 20 represented by proxy. A quorum of the association was present.  
Final member count was 48 present and 21 members by proxy for a total of 69.

**Proof of Notice:** Secretary Walt Weiss provided an affidavit of the Secretary of the Association stating that notice of the meeting had been given in accordance with the bylaws of the association.

**Approval of the Minutes of 1/19/18 Annual Meeting:** Secretary Walt Weiss made a motion that the reading of the minutes be waived and that the minutes of the 2018 Annual Meeting be approved. Treasurer Carolyn Kindt seconded the motion and it was passed.

**President's Report:**

President Pieffer expressed his thanks to:

1. Kathy Crump, RMVE Manager for her expertise and leadership, and Brac Burford and Jacque Ryan for their excellent work in the maintenance of the buildings, equipment, and grounds. "They really have done an excellent job!"
2. He also thanked the existing Board of Directors for their hard work and perseverance this past year in dealing with the important issues we faced. "They performed with candor and sensitivity in all the discussions." He also offered a special thanks to the members of the Board, Fred Nyland and Fran Pallesen, who resigned from the Board during the year and appreciated their contributions.
3. He gave a special thanks to all of the owners and residents of RMVE for their valuable input, comments, and suggestions this past year. "Only with your involvement can we make RMVE a better place to live."
4. He offered a special thanks to all of the volunteers in providing their assistance in organizing this annual meeting. "Well done!"
5. He also thanked the membership for the privilege of serving as your President and Board member this past year.

## **Special accomplishments of the Board of Directors this past year.**

### **President Ron Pieffer:**

1. Very special thanks to the Rules and Regulations Committee for their work this past year in the completion of the Rules and Regulations, Appendices, and Resolutions. This completes the revision of all the documents that govern Rocky Mountain Village Estates. I want to thank the Chairman, Phyllis Pieffer and her committee members: Marlin Ekiss, Janis Dufford, Maureen McDevitt, Anne Skewes, Walter Weiss, and Pat Eskew as Board Liaison. Very well done!
2. Lot 2B. This past year we completed the surveys, drafted a proposal and submitted it to the County for their input and concerns. They had no problem with our proposal but did make a correction in the survey. We submitted our proposal to Colorado Mountain Properties and I met with Ron Lewis to discuss our proposal and he had no revisions to propose. He did however, want input from the other property owners to address any concerns they may have. A meeting was held with the Center for the Arts, the Bergen Church, Colorado Mountain Properties, and RMVE. I handed out our proposal and a copy of the survey to all attendees. Our proposal was explained and after a lively discussion the Center for the Arts and the Bergen Church left the meeting intending to study our proposal and develop their response at the next meeting. We were not able to schedule a meeting in the time I had remaining before traveling to Portland, OR on family business. A meeting will be scheduled as soon as everyone is available.
3. A new Reserve Study was completed this year. The previous study was done in 2014. The Board approved a three year process for updating future Reserve Studies. Complete analysis the first year with updates in the next two years. The Board also approved the creation of a Reserve Study Technical Review Committee to advise the Board on technical issues with any of the component parts of the Reserve Study. Chad Brown agreed to Chair this committee with members: Marlin Ekiss, Herb Pallesen, Rob Frantz, Kathy Crump, Walt Weiss, Pat Eskew, and Brian Vitello as Board liaison. They are now in the process of developing a charter for the committee work. We look forward to their input.
4. This past year we remodeled the guest suites in both houses. "I want to thank Kathy Crump for taking the lead on behalf of the Board to do the research on options the Board could review. Kathy also arranged for the materials and supervised and helped install the new furnishings. Thanks Kathy they really look nice."
5. Investigation of the Water Bill. President Ron Pieffer complemented the membership on water conservation. Our average water usage per unit costs about \$6.00 per month. The remainder of the cost (approximately 88%) per month is fixed infrastructure charge over which we have no control.
6. There has been a lot of additional accomplishments this past year that are too numerous to mention now. Details on these accomplishments are available in the minutes of past Board Meetings available in the library and on our web site.

### **Board Reports:**

#### **2017 Audit Report and 2018 year end Financial Report:**

1. Carolyn Kindt presented the 2017 audit which showed no financial irregularities resulting in an "unqualified opinion". A copy of the audit report is available in the Manager's office and in the libraries of both buildings.

2. 2018 Operating Account Balance      \$ 64,998  
Over budget by 1.9% due to increased insurance premiums and fire protection repairs.
3. 2018 Reserve Account Balance      \$625,998  
Under budget by 2.6% due to increased interest earnings and additions to reserves from assessments on the budget.
4. Reserve Expenses under budget by 50% due to a change in reserve study cost estimates and approximately \$200,000 in deferred projects.

## 2019 Proposed Budget

1. Proposed Operating Income      \$509,433  
Proposed Total Reserve income (including interest) \$\$153,982.  
Income from assessments up 6% and transfer/contribution to reserves up 3%.  
Income available for operating expenses up 6.7%.
2. Increased contribution to reserves of 3% from assessments.
3. Many projects are carryover from 2018 with cost estimates based on June Reserve Study Update.

## Monthly Assessment (2019 Budget Approved)

1. No change for January.
2. Allocated assessments per unit (Feb-Dec) +6%

## Introduction of Candidates

There are two vacancies. The normal election rotation creates two new positions each year, while three members carry over. This ensures continuity and helps new members have a reasonable period to come on board. The candidate with the most votes will serve a three-year term; the candidate with the second highest vote tally will serve a two-year term.”

The candidates for the RMVE Board are Pat Eskew and Brian Vitello. Nominations from the floor were invited. There were no nominations and nominations were closed. Names of four individuals who have gone through ballot counting training were selected along with a election auditor. All seven volunteers were used to collect and count ballots.

The meeting was recessed for voting.

## 2019 Voting Results

President Ron Pieffer announced the election results:  
Candidate Brian Vitello received 63 votes and will serve a three year term.  
Candidate Pat Eskew received 52 votes and will serve a two year term.

The 2019 budget was approved with 57 approve votes and 10 disapprove votes.

**Old Business:** None

**New Business:** None

**Motion to Adjourn:** Carolyn Kindt moved to adjourn, seconded by Pat Eskew.  
Motion passed.

**The Annual Meeting of the RMVE was adjourned at 2:30 pm.**

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