

Rocky Mountain Village Estates HOA
Minutes of the Meeting of the RMVE Board of Directors
March 28, 2019
5:30 PM

Location of Meeting:

Evergreen Room
Bergen House
Evergreen, Colorado 80439

Present at Meeting:

President Ron Pieffer, Vice President Brian Vitello, Treasurer Carolyn Kindt, Secretary Walt Weiss (by phone), Board Member Pat Eskew, Manager Kathy Crump

The regular meeting of the RMVE Board of Directors of Rocky Mountain Village HOA was called to order at 5:30 pm on March 28, 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:

Board Actions since the Board Meeting 11/15/18

1. Authorized Letter to Pat Haley regarding poison in the garage
2. Approved retainer agreement with Altitude Law
3. Selected colors for Genesee lobby tile and carpet
4. Approved replacement of sprinkler pipe in the attic of 305B
5. Approved replacement of refrigerator in the Bergen Evergreen Room
6. Approved update of Genesee guest suite

President's Report:

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

1. Light pattern restricted to below horizon and solar or wind powered
2. All parties to be listed as additional insured to minimize risk
3. Suitability of artwork to be determined by the property owner (RMVE)
4. Picnic area with barbecue and pathways

RMVE will change our easement to a lease

The Center for the Arts reduced the size of the parking area.

Future correspondence will be through email rather than meeting

Awaiting proposal from the Church and then the three groups will meet to draw up the final agreement.

Treasurer's Report:

Balance in all accounts as of end of February: \$662,292.

Operating account: \$13,241. Prepaid \$40,000 in insurance.

Reserve account: \$653,050. Cash and investments.

Profit and Loss: 0.3 % under budget.

Reserve projects: Refrigerator replaced.

Reinvested in 30 day CD at 2.25%. \$20,000 cash in long term bonds 3.5%.

Reserve Projects:

1. Refrigerator
2. Dishwasher - apartment sized
3. Exterior wall light to be replaced
4. Swamp cooler replacement
5. Genesee boiler and storage replacement
6. Elevator cab interior replacement

Motion to replace dishwasher with apartment sized unit. Motion approved.

Manager's Report:

Maintenance report:

1. Genesee guest rooms update completed
2. New carpet in Genesee stairwells
3. Motion sensor light added at 2nd floor exit
4. Fire inspection completed.
5. Need new snowplow contractor
6. Window washing bids

Unit sales and Rentals:

Currently 33 leased. In Genessee Unit 316 sold. 206 on the market. 204 rented. 101 rented. 307 and 315 offered for rent. In Bergen 104 sold, contract on 108, 305 on the market and 201 offered for rent. Pinnacol covered one of 6 installment payments.

Committee Reports:

Budget committee: Carolyn Kindt

Meeting April 1 - Marlin, Ann and Donna returning members.

Agenda item - Review the policy guidelines

Open Discussion: Reserve study technical review committee

Scope and powers of the committee: Recommendations to the board as to the life of reserve items; committee may not authorize expenditures to hire experts or commit RMV to projects. The committee will continue to develop the charter with input from the Board. Brian will meet with the committee to discuss committee scope and powers.

Old Business:

None.

New Business:

Shovel snow from balconies. Residents must clear snow from their balconies. Suggestions: Reimburse association for employee's time, Hire outside help to come in, volunteers from residents to shovel decks, Awnings to deflect snow, church volunteers to come in to shovel. No action taken.

Audit to increase insurance coverage. Recommendation to not pay for insurance audit. Current coverage has \$100,000 to cover code updates when rebuilding. Our insurance broker left it up to the board as to increase. Will continue as is.

Speed Bumps. Need to be humps "calming mounds" if installed. Signs may slow people down. Speed limit signs on both sides of the road with flashing lights. Lettering on the pavement expensive but possible to deter speeders.

Workshop. Suggestion to limit access to workshop to club members. Require safety classes to use shop tools. Defer to committee for recommendations.

Open suggestions

comment - volunteers to be elevator operators.

Recycle container - no more can be put in unless it is dumpster size.