

**Rocky Mountain Village Estates HOA
Minutes of the Meeting of the RMVE Board of Directors
November 15, 2018
5:30 PM**

Location of Meeting:

Mountaineer Room
Genesee House
Evergreen, Colorado 80439

Present at Meeting: President Ron Pieffer, Vice President Brian Vitello, Treasurer Carolyn Kindt, Secretary Walt Weiss, 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 November 15, 2018 at the Evergreen Room by President Ron Pieffer.

Approval of Agenda

The agenda for the meeting was distributed and unanimously approved with the movement of the Rules and Regulations Committee - Report and Proposal and New Business item: Eric Johnson, our insurance broker to follow the secretary's report.

Review of Previous Minutes

The minutes of the previous meeting were reviewed and unanimously approved.

Actions taken since the last board meeting

1. The Board held an Executive Session on September 24, 2018 at 3:30 PM in the Genesee meeting room. Discussion of employee job descriptions and current pay. Motion by Brian to increase Brac's hours to 40 hours per week at his current hourly rate was seconded by Walt. Motion was approved.
2. Projects currently underway include selection of Genesee lobby floor tile, carpet installation in the Genesee stairwells and updating Genesee guest suite.
3. Elevator lighting is under review and updating will be coordinated with lobby flooring.

Reports - Phyllis Pieffer

1. Rules And Regulations - Phyllis Pieffer
 - Revised Resolution Proposals
 - Adoption of Policies - revised from 2012
- Motion from the committee: Approval of Adoption of Policies
Motion Passes
Alternative Dispute Resolution - revised from 2012

Motion from the committee: Approval of Alternative Dispute Resolution
 Motion Passes
 Collections and Assessments - revised from 2014

Motion from the committee: Approval of Collections and Assessment
 Motion Passes
 Conduct of Meetings - revised from 2012

Motion from the committee: Approval of Conduct of Meetings
 Motion Passes
 Conflicts of Interest - revised from 2012

Motion from the committee: Approval of Conflicts of Interest
 Motion Passes
 Covenant and Rule Enforcement - revised from 2012

Motion from the committee: Approval of Covenant and Rule Enforcement
 Motion Passes
 Inspection of Records and Copying - revised from 2014

Motion from the committee: Approval of Inspection of Records and Copying
 Motion Passes

New Business - Eric Johnson

Discussion of insurance increase - reasons for the increase include increase in our replacement costs, hail damage from last year including damage in nine out of the last ten years. There are fewer carriers and those still in the market have significantly raised deductibles. Estimate of 3% increase next year in premium cost. Several questions about how re-insurance and macro coverage by carriers to cover catastrophic losses across the nation and world would effect our policy. Question about how the cost of rebuilding after a large loss would be covered answered by Eric. Followup questions will be answered after research. Eric said that Individual policies should cover improvements since Association master policy will cover replacement to original build only.

Reports

1. President's Report - Ron Pieffer

Status report on Lot 2B issues. Review of progress to date. Negotiations between church and center for the arts are underway and meeting of all involved will follow when agreement between the church and the center for the arts is reached. The church wants more parking while the center for the arts wants to preserve the natural setting. Ownership must be cleared by the county before any land use or construction permits would be issued.

2. Treasurer's Report - Carolyn Kindt

Statement of Accounts: Total in all accounts \$676,093. Reserve accounts \$614,751. Operating accounts \$61,342. Performance to date show 1.9% over budget. We are over by \$11,144 due to insurance increase, and \$4,000 for dryer vent cleaning last year. Interest income is up since rates have increased.

3. Manager's Report - Kathy Crump

Update on maintenance projects; ongoing and projected. Partial update of the Genesee guest suite continues – 2 new chairs have been purchased, a new vanity and kitchen countertop are also planned but not yet completed.

The carpet has been installed on the 4th floor of Bergen and the Genesee.

All 3 stairwells in Genesee were painted in preparation for the new carpeting.

The annual inspection has been done on the fire alarm panels and sprinkler systems.

The Phase One alarm horns were not working and need troubleshooting.

The Bergen lobby floor tile and grout was cleaned and sealed at a cost of \$875. Tile flooring options are being considered by the Board for the Genesee lobby. After more investigation and narrowing of choices, the tile samples were compared on the lobby floor for final selection.

The concrete work and replacing wheel stops was done. Not all the work was done well, so they are scheduled to return on December 3rd to redo that work and make it right. There are 2 areas where concrete was patched and needs to be improved and those repairs will need to wait until spring so the night time temperatures are within tolerances.

There is some gutter work needed on the Genesee building and we have a contractor scheduled to do an inspection so they can provide a proposal on that.

Unit sales and rentals. There are currently 34 leased units leaving 2 available.

In Genesee, unit 114 sold and is owner occupied. In Bergen, unit 113 sold and is owner occupied and there is a contract on unit 320. There are currently 2 leased units available in Genesee, units 204 and 307.

Misc. The Bergen guest suite open house saw many visitors and most folks seemed to approve of the changes. A couple of suggestions were made and will be taken into consideration. Thanks for those. The update on the Reserve Study is underway. They have been provided with all the relevant information and their questions answered, so now we are just waiting for them to complete their work.

4. Budget Committee - Carolyn Kindt

Budget committee met November 5; the purpose was to review the 2019 budget and reserve budget. All of the time was spent reviewing the 2019 budget. The budget committee has recommended an increase of 6%. Given the increase in insurance and inflation, as well as the increase in reserve, this increase is necessary. One recommendation to reduce costs is to only wash the windows on one building each year. By alternating each year we could save about \$4,000.

Motion from the committee: Approval of a 6% increase in the fee and change window washing to alternate buildings, washing windows in one building each year.

Motion passes

Old Business

1. Genesee tile replacement: Lobby will be closed while tile is being replaced. Access will be through outside doors. Inside Mail boxes will be moved, maybe to meeting room.

Keys have never been changed - possible change to fob entrance system.

Discussion of water usage - Everyone needs to conserve. Replacing older toilets with new ones saves two to three gallons per flush. Suggestion to put water conservation tips in the newsletter each month. Water used by gardens should be paid for by the people maintaining the gardens. Water metering each unit will be investigated. Group showers? **Current information indicates that we are doing an excellent job of conserving water as most of our costs are tap fees with our actual water cost around \$6/month/unit.**

Lighting discussed: LEDs are put in when replacement of lamps becomes necessary.

2. Reserve project: List of projects planned for 2019 and carryover from 2018. Some projects may be done in-house since increase in hours for Brac. Need to look at projects that may be deferred and those that need to be done in 2019. Some projects need to be done as prices are increasing at a substantial rate. Recommendations from Kathy need to be discussed in order to plan the reserve projects for 2019.

New Business

1. Reserve Study Technical Review committee, Kathy, Pat, Brian, Rob, Chad, Marlin volunteered to serve. Brian will serve as board liaison. Chad will serve as chairman of the committee and coordinate drafting the committee guidelines.
2. Board elections in January - need volunteers to run.

Adjournment - 7:22 pm