

**Rocky Mountain Village Estates
Annual Meeting of the RMVE Condominium Association
January 24, 2020
Minutes of the Annual Meeting**

Not Approved

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 Linda Kirkpatrick, Treasurer Donna Frantz , Secretary Walt Weiss (present via phone), Board Member at large Pat Eskew.

Proof of Quorum: President Ron Pieffer reported that 74 members were represented with 56 present and 18 represented by proxy. A quorum of the association was present.

Proof of Notice: President Ron Pieffer 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 1/25/2019 Annual Meeting: President Ron Pieffer made a motion that the reading of the minutes be waived and that the minutes of the 2019 Annual Meeting be approved. Treasurer Donna Frantz seconded the motion and it was passed.

President's Report:

Appreciation goes to:

1. Kathy Crump, RMVE Manager for her expertise and leadership, her vast knowledge and understanding of the history of the association has been most helpful to the Board.
2. 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!
3. I want to thank 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. A special thanks to the members of the Board, Walt Weiss and Pat Eskew for their work in renovation of the shop and rec area. I also want to thank Allen Bonk, Tom Barnes, Rob Frantz who also worked on the workshop. We
4. appreciated their contributions.

5. I want to give 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.
6. Special thanks to all of the volunteers in providing their assistance in organizing this annual meeting. Well done!
7. Lastly, I want to thank all of you for the privilege of serving as your President and Board member this past year. 2020 marks my fifth year on the Board and I will not seek reelection.

Special accomplishments of the Board of Directors this past year.

1. Continuing with open Board meetings and meetings with owners to ensure that we have full transparency in all of the dealings of the Board. This has been and will continue to be a top priority of the Board.
2. Continuing to pursue Lot 2B property issues with The Center for the Arts, Evergreen, The Bergen Church, and Colorado Mountain Properties. This has been a long and tedious process, but we will continue until this has been resolved. I will be giving a report on this in a few minutes.
3. This year marks the end of replacing the boilers and air handlers in both houses that was started in 2018. This was a major milestone.
4. Board members have attended, as much as possible, the morning coffees in both buildings to be available for questions and concerns of the owners.

Special recognition for the following major accomplishments for 2018

1. Lot 2B. We continued with meetings between the Bergen Park Church, the Center for the Arts Evergreen and RMVE to try and resolve issues to reach an agreement for the parking area. However, on December 9 Ron Lewis signed the Letter of Conveyance, the correction Deed for the Genesee house, and the Quit Claim Deed for the drainage area. Since Mr. Lewis has obtained what he wanted to accomplish with the Parking Easement Agreement, he wished to exclude himself from further meetings. By signing these documents he has performed an act of faith in that we will honor our commitments to him, and we will. What this means is that the single biggest hurdle has been overcome but it is not the end of the process since RMVE cannot sign any agreements without a vote by the owners. We will continue with the meetings to reach an agreement between the parties involved and call for a vote by the owners. With a positive vote we will be able to sign the documents and obtain ownership of the land we use. After we sign the agreements we will file them with the county and have our subdivision redone to make it a legal subdivision. This will enable us to be removed from the county's no permit list so that we can pursue other issues. We will also need to refile the ingress/egress easement for the driveway to reflect the change of property ownership. So there is still a lot of work to be done.
2. A new Reserve Study was completed in 2018. The Board approved a three year process for updating future Reserve Studies, where we complete analysis the first year with updates in the next two years. The Board has a Reserve Study Technical Review Committee to advise the Board on technical issues with any of the component parts of the Reserve Study. The committee membership changed this past year with Rob Frantz agreeing to Chair this committee with members: Marlin Ekiss, Kathy Crump, and Pat Eskew as Board liaison. They are now in the process of developing a charter for the committee work. We look forward to their input.
3. All of you may have noticed that the lobbies of each building has undergone several transformations as the seasons have gone by. This is due to the hard work of a group of people who have done the decorations. Special thanks to Margaret Kreske for the Christmas decorations in Genesee. Marka Weiss and Kat Defeo for other decorations in Genesee and

thanks to Jackie Ryan for the decorations in Bergen. Also many thanks to the others who have made contributions to this effort.

4. There has been a lot of additional accomplishments this past year that are too numerous to mention now. Details on these accomplishments
5. Reports are available in the minutes of past Board Meetings available in the library and on our web site.

Board Reports:

2018 Audit Report and 2019 year end Financial Report:

1. Donna Frantz presented the 2018 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. 2019 Operating Account Balance \$32,345
Over budget due to increased insurance premiums, electrical and fire protection repairs.
3. 2019 Reserve Account Balance \$536,096
Over budget by 3% due to increased interest.
4. Reserve Expenses under budget by \$77,000 due to projects deferred to 2020.

Proposed Budget for 2020

1. Proposed Operating Income \$528,979
Increase of 3.8% from 2019
Proposed Total Reserve income (including interest) \$150,950; an increase of 2%.

Income available for operating expenses \$528,979;
an increase of 4% from 2019; insurance costs increased to \$60,000 from \$48,500 last year.

Monthly Assessment (2019 Budget Approved)

1. No change for January.
2. Allocated assessments per unit (Feb-Dec) +3.5% (down from last year; 6% increase)

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 Donna Frantz and Walt Weiss. 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 an election auditor. All seven were used to collect and count ballots.

The meeting was recessed for voting.

2019 Voting Results

President Ron Pieffer announced the election results:
Candidate Donna Frantz received 66 votes and will serve a three year term. Candidate Walt Weiss received 65 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:** Donna Frantz 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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