

**Rocky Mountain Village HOA**  
**Minutes of the Meeting of the RMV Board of Directors**  
**September 20, 2018**  
**5:30 PM**

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**Location of Meeting:**

Evergreen Room  
Bergen House  
Evergreen, Colorado 80439

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

The regular meeting of the RMV Board of Directors of Rocky Mountain Village HOA was called to order at 5:32 PM on September 20, 2018 at the Evergreen Room by President Ron Pieffer.

**Approval of Agenda**

The agenda for the meeting was distributed and unanimously approved.

**Review of Previous Minutes**

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

**Actions taken since the last board meeting**

1. Bergen Tile Flooring - **POSTPONED** FOLLOWING BERGEN POLL
2. Genesee Tile Flooring - APPROVED - PENDING SELECTION OF FLOORING; Action - Ron & Pat to visit flooring stores and identify options in the next two weeks; Board to select 3 options and then let owners vote on final selection
3. Bergen 4th Floor Carpet - APPROVED - Kathy to request samples and Board select 3 carpet options before Pat leaves town Sep 10 and let 4th floor Bergen pick from the options – install in late Sept/early Oct
4. Genesee Stairwell Carpet - APPROVED - Proceed now instead of waiting for lobby tile flooring to be done. Kathy to request samples and Board select 3 carpet options before Pat leaves town Sep 10 and let 4th floor Bergen pick from the options – install in late Sept/early Oct
5. Bergen Elevator Cab Remodel - APPROVED CEILING & FLOOR ONLY - Proceed with ceiling; flooring UNAPPROVED to postpone to coordinate with lobby flooring update
6. Genesee Elevator Cab Remodel - APPROVED CEILING & FLOOR ONLY - coordinate timing with lobby tile flooring replacement and same next steps as floor lobby options;

- Kathy to contact vendor to get more places to look at locations where these ceilings are installed;
7. **MOVED FORWARD FROM 2025** - Genesee Guest Suite - APPROVED \$5,000 PARTIAL REMODEL DURING JULY BOARD MEETING - replace flooring - SELECTED AND ORDERED; replace coffee & end tables, and LR chairs - next steps Kathy to select options for Board review and approval
  8. **MOVED FORWARD FROM 2023** - Bergen Guest Suite - APPROVED \$3,000 PARTIAL REMODEL DURING JULY BOARD MEETING - replace couch, tables, lamps & fix ceiling fan light - **COMPLETE**
  9. Bergen Pumps & Valves - PURCHASE INVENTORY - COMPLETE
  10. Genesee Pumps & Valves - PURCHASE INVENTORY - COMPLETE

## Reports

1. President's Report - Ron Pieffer  
Announcement of new board members; Brian Vitello and Walt Weiss. Brian Vitello was selected as Vice President to fill the remaining term of Fred Nyland which expires Jan 2019. Walt Weiss was selected as Secretary to fill the remaining term of Fran Pallesen which expires Jan 2020.
  2. Treasurer's Report - Carolyn Kindt  
Statement of Accounts, Reserve projects, YTD budget performance (operating expenses) 1.3% over budget.
  3. Manager's Report - Kathy Crump  
Update on maintenance projects; ongoing and projected. New owners introduced; Genesee #111 Joann , #106 Larry , #114 under contract; Bergen #219 sold. Court action small claim settled in favor of the HOA.
  4. Budget Committee - Carolyn Kindt  
Discussion of open budget meeting; procedures and timelines for budget development; main issues discussed were siding and sprinkler system.
  5. Rules And Regulations - Phyllis Pieffer  
Rules and Regulations proposal with addendum's  
Motion from the committee: Approval of Rules and Regulations proposal with addendum's  
Motion Passes  
Committee Guidelines  
Motion from the committee: Approval of Committee Guidelines  
Motion Passes  
Reserve Study Policy  
Motion from the committee: Approval of the Reserve Study Policy  
Motion Passes  
Investment of Reserve Funds Policy  
Motion from the committee: Approval of the Investment of Reserve Funds Policy  
Motion Passes
- Several policies are being developed by the committee and will be presented by the annual meeting

## Old Business

1. Easement agreement and legalizing Lot 2B - Ron Pieffer - Discussion of the role of the church, center for the arts and agreement with Ron Lewis
2. Guest Suite Renovation - Kathy Crump - Bergen guest suite finished, Genesee in progress; possible for open visit day in the near future.
3. Reserve fund investment change in fee structure - Carolyn Kindt  
Ask representative to discuss changes
4. Review of Genesee lobby floor replacement/cleaning - Kathy Crump  
Review of quotes. Recommend XL or Chem Dry (96% of germs removed)  
Motion by Carolyn to use Chem Dry to clean tile in Bergen lobby \$875 fee, second by Brian - Motion Passes
5. Elevator partial remodel - Ron Pieffer  
Replacement of ceiling lights with LED and stainless steel - research costs and sources

## New Business

1. Proposal for a Front Entrance Seasonal Decoration Committee - Walt Weiss  
Motion by Walt made to establish a decoration committee for the Genesee lobby, second by Carolyn. Motion passed. Chairperson to be Janice Vickery #321, Board Liaison will be Walt Weiss
2. Auditor's report for 2017 - Carolyn Kindt. Action required to either forgive \$3180 or make adjustments to reserve and operating accounts. Recommend retain same auditor.  
Motion by Carolyn, Second by Walt made to forgive \$3180.  
Motion passed.  
Motion by Carolyn, second by Brian made to retain auditor.  
Motion passed. Carolyn will sign retention letter.
3. Latest proposal from CAE for corner - Ron Pieffer. CAE wants to place statuary along boundary of area. Discussion of sidewalk and existing path.
4. 2019 Budget planning process - Carolyn Kindt. Largest increase will be in insurance costs. Problem is insurance companies dropping clients because of hail and wind damage.
5. Reserve Study Update - Carolyn Kindt. Financial update this year or in January. Update to the reserve items (sprinkler system does not qualify). Establish expert membership (technical) discussion group. Motion to establish a committee (technical reserve study) by Carolyn, second Walt. Motion passed.
6. Guest suite fee increase - Ron Pieffer - Guest suite is a perk; do not increase fee. Motion to increase fees by \$60 by Walt, second Carolyn. Motion defeated.
7. Discussion of possibly extending Brac's hours - Kathy Crump. Brac would like to work more hours. Several owners spoke in favor of Brac's work ethic. Motion to hold executive session to discuss personnel pay by Carolyn, second Walt. Motion passed.
8. Owner requests and suggestions - Is fiber available through Comcast? Present contract with Comcast runs through 2020. Presently we have coax cable. Electronics is the cost driver; bandwidth depends on electronics as fiber can carry much more. Refurbish wood carving - can't find anyone to do the job.
9. Adjournment — 7:47 pm - 2 hrs. 15 min.

