

Rocky Mountain Village Estates
Board of Directors Meeting
November 18, 2021

Present at the meeting via ZOOM: President Walt Weiss, Treasurer Donna Frantz, Member Pete MacKay, Secretary Madeline Olney. Absent VP Pat Eskew.

Walt Weiss called the meeting to order at 2:00 pm.

The secretary determined there was a quorum.

Walt reported changes to the agenda to be discussed in his report.

Secretary's Report:

Madeline asked for a motion to approve the minutes of the September 23, 2021 BOD meeting. Donna made the motion; Walt second; minutes were approved.

Carport roofing completed. Kathy would address it.

Madeline asked for a motion to approve the requirements for new residents. Donna made a motion; Walt second; motion approved.

Madeline asked for a motion to deny a request for a pet accommodation. Donna made the motion; Walt second. Motion approved.

President's Report:

Walt asked Ron Pieffer to report on issues for Lot 2B. Ron gave a thorough update regarding the purchase of property by a new owner. The BOD has appointed Pete MacKay to represent RMVE to work on this with the new owners and county.

Walt asked for a vote regarding legal counsel. Should we have counsel on retainer or pay case by case. Donna moved to pay case by case; Madeline second. Approved.

Re: building painting- Kathy to report.

Re: Budget for 2022 has been finalized; Donna to report.

Snow removal to be done by the same snow plow company as last year, and with weekend removal to be done by the same company as last year.

Treasurer's Report: As of this date, finances are as follows,

Checking account balance	\$ 31,586
Savings Account balance	603,494 (Reserves)
Total	635,080
Oct. expenditures	\$ 43,831 (100% budget amt)
YTD	456,546 (2% under budget)
Reserve additions \$ 60,254	Total Reserve \$603,494

The Budget was finalized and sent to the board. A call was made for a motion by the BOD to accept the budget- Donna made the motion; Madeline second. Approved.

Board approved the 2022 budget. A meeting for the homeowners to approve the 2022 budget will occur by zoom on December 7th at 2 pm.

Manager's Report: Kathy gave the following updates-

The roofs on middle and west carports were replaced. This was a reserve budget item. The fire alarms, sprinklers and extinguishers were inspected and tested in both buildings. No issues found.

Board is considering removing internet access for guest suites. Donna made a motion to table this discussion; Madeline second. Approved.

Kathy will be using a checklist with new residents to be sure they are aware of governing documents. They can meet with Kathy or a board member.

Groups using common areas are expected to clean up after themselves upon leaving.

Front doors need to be closed for security reasons. Do not give out the code.

Reports of a gas smell in Genesee- Kathy explained there is no harm to anyone and a contractor has proposed a solution to the problem- extending the flue. To be worked on.

Last board meeting furniture replacement was approved for both buildings as well as retiling kitchen area and replacing guest suite carpeting both in Bergen. Donna made a motion that Kathy look for furniture and investigate retiling, carpeting and get bids for the projects; Madeline second. Approved.

Two bids have been received for painting the buildings. We are waiting for the third one. Kathy recommends having both buildings done at the same time to save on costs. This is a recommended reserve budget item.

Kathy commended the excellent work by Brac and Andy maintaining the buildings.

Kathy asked not to leave grocery carts in the halls or by the dumpster. Also please do not leave items in the lobby area. And please read the newsletter to keep up to date.

Units sales and rentals: There are currently 27 lease permits issued leaving 9 available before the cap is reached. 218G has sold as well as 281B and 207B.

Committee Reports: None at this time.

Old Business: Genesee elevator cab lighting. Pat has not gathered all the information as of yet.

New Business: Building Security-Walt has not been able to find a company that has a spring loaded release mechanism for the front door. He continues to look.

Owner's Forum: Clarification was asked regarding the denial of a pet accommodation.

Walt made a motion to adjourn the meeting at 2:36 pm.