

Rocky Mountain Village Estates HOA
Minutes of the Annual Owners Meeting of the RMVE
January 15, 2021

Location of Meeting:

On the internet (Zoom)

Present at Meeting:

President Ron Pieffer, Treasurer Donna Frantz, Vice President Linda Kirkpatrick, Secretary Walt Weiss, Board Member Pat Eskew, Manager Kathy Crump

Call to Order:

The annual owners meeting of the Rocky Mountain Village Estates Condominium Association was called to order at 2:00 pm, January 15, 2021 by President Ron Pieffer

Determination of Quorum:

Secretary Walt Weiss determined that a quorum of 38 owners were present.

Proof of Notice:

The affidavit of the secretary of the association, stating that notice has been given in accordance with the bylaws of the association, has been presented to the chairman. The proof of notice shall be filed with the permanent records and is available for inspection by the members.

Approval of the Minutes:

Minutes of the 2020 Annual meeting were approved.

Actions Taken by the Board since the November Meeting:

1. Discussion of ingress/egress easement maintenance costs. How to apportion costs.
2. Discussion of CAE payment (\$500) for parking easement. Proposal to reduce payment to zero if CAE signs the I/E easement agreeing to maintenance costs.
3. APPROVAL for correction of fire protection deficiencies at a cost of \$1,174.03.
4. APPROVAL for posting Covid signs.
5. Discussion of use of guest suite.
6. APPROVAL of rule change to allow virtual board meetings.
7. Discussion of gavel plaque for Ron.
8. Discussion of fire alarms not being audible inside suites.
9. Discussion of survey pins to mark new property boundaries in front of Genesee.

10. APPROVAL of 3 pack of wireless alarms for testing.
11. Discussion of voting at annual meeting.
12. Discussion of budget recommendations.
13. APPROVAL of a second cat in suite.
14. REQUEST for dog visitations (not approved).
15. APPROVAL for snow shoveling.
16. APPROVAL of selection of insurance company (EMC).

Presidents Report:

We have faced many challenges in 2020. The pandemic has infected over 12 million Americans and killed over 350,000 people. It has eliminated our social life and caused a severe economic crisis. While the stock market has recovered to record highs, our businesses are in shambles. However, we do have hope in a vaccine that may allow us to return to a normal way of life sometime this year. During all of this we have had our own challenges to deal with as an association. While our members voted to accept ownership of our land by granting an easement to CAE and BPC, the county has created confusion. We received notification that the assessor's office has determined that the surveys are not accurate. Kathy contacted the surveyor to have him make contact with the county and straighten it out. The surveyor contacted the county's planning department who indicated that the surveys were accurate. Kathy then packaged up all of this correspondence and sent it to the assessor's office for them to determine what needs to be done to resolve this issue. She also hand carried a copy of the final survey to the county so that all departments had the correct information. Monday, Kathy called the assessor and she let her know that it all appears correct and she will get the change in ownership posted by next week. She is working at home due to the pandemic but will try and let us know when it is complete. What a relief! We are done and the land belongs to us. The county just needs to post it. I want to thank Kathy who has been involved in this with me for the last four years. Good job Kathy!

In addition, we are currently in the process of revising the ingress/egress easement that allows the adjacent property owners the right to use our driveway, which we now own entirely. However, the attorney for CAE is reluctant to sign the easement since he doesn't believe it is necessary. He believes his access is covered in the CAE deed. The easiest solution is to have a meeting with the county to resolve this issue. However, the county is not open for business meetings due to the pandemic. Since there is no real urgency to complete this easement, perhaps it may be a good opportunity to

stand back and reevaluate our position and see what develops in the future. I believe this will be in our best interest.

There are some good things that have occurred over the past five years. Due to the age of both houses we have had to make investments. Some of our major investments are; we have replaced the roofs on both houses, painted both houses, repaired balconies for both houses, replaced the boilers and air handling equipment on both houses, and replaced the lobby floor in the Genesee house. We have also performed maintenance on both houses and replaced carpeting and painted areas of both houses. All of this has been done to maintain the quality of our establishments. This is reflected in the high value that has been placed on living at Rocky Mountain Village Estates.

I would like to add that I have been proud to be a member of the Board these past five years. I believe we have one of most open and accessible boards of recent memory. Each board member has brought their skills and abilities to aid in the solutions to the many issues we have dealt with over the years. Our success is based upon each board member being willing to express their views openly and frankly. We have also involved the membership in the decision-making process in the selection of colors and materials used in the renovations.

Since this is my last board meeting, there are many people I would like to thank for the successes we have had over the past years. I want to thank Kathy Crump, our manager, she has been a valuable asset for the association and her knowledge and ability have helped the board in many instances to improve things for RMVE. Thank you, Kathy for your hard work. I want to thank the other board members for their patience and tolerance for me over the past years. I can only imagine how challenging that must have been. Thank you. And lastly, I want to thank all of the owner members for their support during the vote to obtain ownership of our property. We had over 100 yes votes and zero no votes. What a tremendous vote of confidence for what the board had tried to accomplish! I also want to thank you for your continuing support of the board in the years ahead. Thank you, thank you very much!

This completes my report.

Treasurer's Report:

Additional detail in the library and via email upon written request to the Manager, Kathy Crump

BALANCE SHEET STATEMENT OF ACCOUNTS AS OF DECEMBER 30, 2020

TOTAL ALL ACCOUNTS \$529,523 \$548,691

	Prior Month	Current Month
• Operating Account Checking	\$5,100	\$32,842
• Reserve Account Savings	\$524,423	\$515,850

MONTHLY PROFIT & LOSS BUDGET VS ACTUAL FOR DECEMBER 2020

Operating Income is on track with income from Assessments at 100% of budget. Total Operating Expenses for the month of **DECEMBER \$42,940** or **3.0% UNDER** the **DECEMBER** monthly Operating Expense budget of **\$44,279**. There are **NO** Operating Expense line items are **OVER** (or **UNDER**) budget for the month of **DECEMBER** by more than **5% or \$2,214** from the total **DECEMBER** Operating Expense budget:

YEAR-TO-DATE (YTD) PROFIT & LOSS BUDGET VS ACTUAL FOR JANUARY- DECEMBER2020

• Operations – Ordinary Income/Expense
YTD Operating Income is on track with income from Assessments at 100% of budget. YTD Operating Expenses for **JANUARY-DECEMBER** are **\$539,978 or 2.1% OVER** the **YTD** Operating Expense budget of **\$528,979**. There are **NO** Operating Expense line items **OVER (UNDER)** the **YTD** budget by more than **5% or \$26,449** of the total YTD Operating Expense budget.

• Reserves – Other Income/Expense

Reserve Income at 100% of YTD budget for Additions to Reserves.
YTD Reserve expenses for 2020 were \$106,203

Audit Report:

The 2020 audit report showed no irregularities.

Introduction of Candidates for the RMVE Board of Directors:

1. Pat Eskew (current Board member)
2. Pete McKay

Nominations From the Floor:

None - nominations are closed

Old Business:

None

New Business:

Plaque presented by Pat Eskew to Ron Pieffer for outstanding service.

If the vote results in a tie - coin flip.

Reserve is currently funded at 50%

Fire Alarm system is being studied and options considered

Adjournment:

Meeting adjourned at 2:45 pm