

Rocky Mountain Village Estates HOA
Minutes of the Meeting of the RMVE Board of Directors
November 12, 2020

Location of Meeting:

On the internet

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 regular meeting of the RMVE Board of Directors of Rocky Mountain Village HOA was called to order at 5:30 pm, November 12, 2020 by President Ron Pieffer

Determination of Quorum:

Secretary Walt Weiss determined that a quorum of board members were present.

Changes to the Agenda:

1. Change in Certification to conform to Bylaw Amendments to conform to the rest of the article 11. Approved by the board.
2. Annual meeting will be held on Zoom.

Secretary's Report:

Minutes of the September 17, 2020 meeting Approved

Actions Taken by the Board since the July Meeting:

1. Proposal to change the budget approval process and make provisions for voting at the annual meeting which will be held electronically. - Ratified
2. Discussion of residents gathering in the entryway - insufficient social spacing and blocking entry, signs to be posted and benches to be moved.
- 3, Rescind the existing policy that requires RMVE staff to shovel snow on balconies and return to old policy. Revise rules on snow removal to include the following ". "Owners/residents have permission to ask RMVE staff to remove snow/ice from the owner/resident's balcony/deck and to allow it to be done during normal working hours. RMVE Staff reserves the right to refuse. Suggested tip \$10 per deck or balcony per event." Add to R&R 4.3 - Ratified

4. Discussion of crosswalk support letter and misleading information about the proposal from opposition group.
5. Pet policy exception for unit 404 - extra cat until one dies - Ratified
6. Addition of form regarding privacy for website users - Ratified
7. Commendation letter for Boy scout trail construction - Ratified
8. Discussion - comcast contract - Linda reported that 79 ballots returned, owners not in favor of changing contract.
9. Salary review for employees - expenditure added to budget - Ratified
10. Bergen hot water pump backup - expenditure Ratified
11. Deficiencies in fire/sprinkler alarm corrected - expenditure Ratified

Presidents Report:

Budget for 2021

Change budget year to calendar year with the new budget effective from January 1 - December 31.

Annual meeting will be January 15, 2021 at 2:00 pm on Zoom. Mail in ballots will be sent to all owners prior to the annual meeting.

Owners or renters are encouraged to submit a resume by Nov 30 if they wish to run for the RMV Board of Directors.

Ingress/Egress Easement discussed with payment schedule for road maintenance using percentage of road used for payment calculation.

Treasurer's Report:

Year to date performance vs Budget - So far this year we have overspent our year-to-date operating budget by 1.07 %

Proposed Budget for 2021 approved.

Total All Accounts	Prior Month	Current Month
	\$564,127	\$560,382
Operating Account Checking	\$9,306	\$23,430
Reserve Account Savings	\$554,821	\$536,952

Operating Income is on track with income from Assessments at 100% of budget. Total Operating Expenses for the month of **OCTOBER** were **\$53,380 or 25.7% OVER** the **OCTOBER** monthly Operating Expense budget of **\$42,462**. The

following Operating Expense line items **OVER (or UNDER) budget** for the month of **OCTOBER** by more than **5% or \$2,123** from the total **OCTOBER** Operating Expense budget:

5000-10 Insurance \$4,183 Insurance premium paid for Sept and Oct

6000-45 Heating Systems \$4,154 YTD 7.2% over budget

Reserve projects will be limited to 5% of reserve funds

Manager's Report:

1. Maintenance

The gutter work is in the process of being completed as of this date. We are hopeful this will help many of the problem areas be less problematic this winter season. The fire sprinkler and alarm system in Genesee has been tested and inspected. The Bergen sprinkler system has been tested and inspected. The Bergen fire alarm panel is set to be replaced to include removing the heat sensing devices in the units and replacing them with new addressable smoke detectors. All detectors throughout the building and the pull stations will have an address that reports to the new fire alarm panel so when a device is triggered, by smoke or heat, the panel will identify exactly which device has been set off and where it is located in the building. This will be very helpful to us and the emergency personnel in locating where trouble is. This work is scheduled to begin on December 7.

2. Unit sales and rental updates

In Bergen, unit 201 has new renters. In Genesee, units 113 sold and is owner occupied; unit 207 sold and will be owner occupied, unit 404 sold and will be owner occupied for part of the year; unit 219 is becoming a rental; unit 407 and 313 are on the market and unit 303 may be coming on the market soon. There are currently 26 units being leased leaving 10 available before the cap is reached.

3. Miscellaneous

It seems like some folks are getting a little lax about their precautions against getting Covid and the seasonal flu. Masks, social distancing and hand washing are still the best defenses. Please do not gather in groups where you cannot distance or where you make access problematic for those who are trying to avoid close contact with other residents. These precautions are as much about keeping your neighbors safe as they are to keep you safe. Let's all be respectful of one another and careful with each other's health.

Thank you to those of you who are continuing to adhere to the State mask mandate and for following the physical distancing guidelines. The population here is Covid free at this time due to the diligence of you residents and the staff. Let's keep it that way! Screen your visitors before they arrive and if they have been in contact with anyone who has been ill or they have any symptoms, please encourage them not to come at this time.

Committee Reports:

None

New Business:

Proposal to correct an error in the Bylaws certification - Approved

Owner's Forum:

Discussion of using TVs in the lobbies of Genesee and Bergen for Zoom - not practical . Volunteers to help residents set up computers for Zoom meetings.

Adjournment:

Meeting adjourned at 6:40 pm