

Rocky Mountain Village Estates HOA
Minutes of the Meeting of the RMVE Board of Directors
September 17, 2020

Location of Meeting:

On the internet

Present at Meeting:

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

Absent:

Secretary Walt Weiss missed the meeting due to prior commitments

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, September 17, 2020 by President Ron Pieffer

Determination of Quorum:

VP Linda Kirkpatrick determined that four board members were present which constituted a quorum

Changes to the Agenda:

1. Gutter repair added to new business
2. Survey to owners regarding purchasing bulk internet service

Secretary's Report:

Minutes of the July 16, 2020 meeting Approved

Actions Taken by the Board since the July Meeting:

1. Discussion of proposal by Walt Weiss that the board approve an Eagle Scout project by Sam Meyers to construct a walking path around the North edge of the RMV property.
2. Bids discussed for Genesee elevator lighting. Bids rejected as too expensive. Will do the work in house if possible. Further discussion at next board meeting.
3. Warning that group discussions at the front door must follow state guidelines; masks and social distancing.
4. Discussion of carpeting Genesee elevator with same carpet used at front entrance.

5. Backflow device inspected and may need replacement next year -- needs to be added to the reserve list.
6. Timeline for tile installation set and tile job completed in just four and a half days!
7. Discussion of renewal of reserve study by Association Reserves. Will be delayed until December meeting.
8. Discussion of buying our own snow plow truck. Current plowing contract is unsatisfactory and Kathy has been unable to locate another company to bid on our job. Inspected one plow truck, but it sold before the board could take action. Walt suggested that the board hold an executive session to discuss dollar amounts to (possibly) pay for a plow truck.
9. Discussion of when to start opening use of the common areas and the guest suite.
10. Final count of votes for conveyance agreement: 110 yes, 0 no
11. Painting the lobby. Sylvia suggested a light brown below the chair rail and an off white above the chair rail and the other walls.
12. A question was raised about evacuating the buildings - specifically about using the fire exit toward King Soopers. The fire department has a key and will open the gate.
13. New lamps were selected for the lobby which will be much brighter than the current wall lamps.
14. Political signs are discussed in the Rules and Regulations 4.8 if anyone is interested.
15. Gutter Repair - Bid accepted
16. Discussion of a proposed letter of support to be sent to Jefferson County Commissions for a crosswalk at Rocky Village Drive and CO 65. Proposal to be sent to the Jefferson County Commissioners. Request that the proposal be signed by all board members. Approved

Presidents Report:

Status Report - Lot 2b

New case handler from the county is Kirk Hugeman. We need to revise easement to allow for road maintenance costs to be shared - East end of our property discussed but the West end was approved. The west end will reduce the maintenance expense for Lot2B South to a minimum level pending development of the property. We have submitted all the documents to the county for ownership of our property. Next step is to refile subdivision.

Treasurer's Report:

So far this year we have overspent our year-to-date operating budget by 4.8 %

Manager's Report:

1. Maintenance

The Board has approved the gutter work to be done on the worst areas of the buildings. That work is scheduled to be completed before the middle of October. We are planning to get all the gutters and downspouts upgraded gradually over the next few years. Window washing was completed. We have done a lot of tree trimming and removal of dead limbs and trees. Driveway crack sealing was done. The Genesee lobby project has been completed.

The elevator update of the ceilings and lighting has been deferred. We are hoping to engage a different snow plowing company or buy a truck and do it in house. The Board has not come to a consensus on this topic yet.

2. Unit sales and rental updates

In Bergen, units 113, 209, 218 and 317 all sold and will be owner occupied. In Genesee, units 113, 207 and 313 are on the market. Unit 407 may be coming on the market soon. There are currently 27 units being leased leaving 9 available before the cap is reached.

3. Miscellaneous

There are a lot of new residents here and they don't always know all the ins and outs of trash disposal, use of the recycle service, grocery cart use, etc. This information is supplied to all residents, but sometimes folks need a little help from their neighbors. Please be a good neighbor and help inform folks when you see them going awry. This should not all be on me and the Board as we can't be everywhere all at one time. Thank you for continuing to adhere to the State mask mandate and for following the physical distancing guidelines. The population here is Covid free so far 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:

Revise bylaws (4.5.1) to permit using Zoom for owners meetings. Approved
Add Section 9.2.1 to the bylaw revisions; This is for committee meetings.
Gutter project moved to reserve study. Approved

Comcast survey - Linda and Pat volunteered to do survey.

Owner's Forum:

Question from Judi Q. - May renters run for the Board? Ron answered "yes"
Judi announced that she may be running for a vacant board position.

Adjournment:

Meeting adjourned at 6:48..