

# **Rocky Mountain Village Estates HOA**

## **Minutes of the Meeting of the RMVE Board of Directors**

### **May 30, 2019 5:30 PM**

#### **Location of Meeting:**

Mountaineer Room of Genesee House  
Evergreen, Colorado 80439

#### **Present at Meeting:**

President Ron Pieffer (by phone), Vice President Brian Vitello, Treasurer Carolyn Kindt, Secretary Walt Weiss, Board Member Pat Eskews, Manager Kathy Crump.

The regular meeting of the RMVE Board of Directors of Rocky Mountain Village HOA was called to order at 5:30 pm on May 30, 2019 by Vice President Brian Vitello.

#### **Determination of Quorum:**

Secretary Walt Weiss determined that all board members were present.

There were no changes to the agenda.

#### **Secretary's Report**

Secretary Walt Weiss moved that the **minutes of the March 28, 2019 meeting be approved, seconded by Treasurer Carolyn Kindt. Motion passed.**

There were no actions by the board since last meeting.

#### **President's Report:**

Lot 2B -Meeting with Bergen Park Church on May 6, 2019. (1) Area to be restored to original condition, (2) BPC will contribute to the maintenance of the parking lot, but not to other improvements, (3) BPC new parking configurations - 20 space configuration will be used. (4) BPC requested that RMVE be added to document that establishes how the parking lot is to be shared. (5) Easement will be changed to a lease. A meeting will be set up in June with all parties to finalize the document (Center for the Arts, Bergen Park Church, RMVE, Ron Lewis).

#### **Treasurer's Report:**

Balance in all accounts as of end of February: \$701,781.

Operating account: \$22,587. Prepaid \$40,000 in insurance.

Reserve account: \$679,193.

Profit and Loss: 2.8 % under budget. \$5000 under due to lower snow removal costs. Insurance Premium higher than budgeted, fire protection running higher - category subdivided into maintenance and repairs. Gas above budget but declining. Reserve expense on target - Paid boiler deposit of \$90,000 in May.

## **Manager's Report:**

### **1. Maintenance**

We are in the process of getting bids for the window washing this year. There may be other companies not previously known to us that can do the job better at a lower cost. New company has proposed to do both buildings for \$6,000 as opposed to other bid of \$8,000.

Moved to approve bid of \$6,000 by Walt, second by Pat. Motion Passed

We have a new company that does gutter work so if you believe you have a gutter issue, please let me know so we can schedule them to come take care of it.

We have been investigating the possibility of changing from using keys for the outside doors to some sort of electronic system, but the 2 proposals received to date have been beyond what the Board is willing to spend on this project. We are still investigating. Discussion of fobs and costs by owners and use of current intercom system.

Discussion of air flow (screen door not allowed by fire department) - bid of \$2292.74 for window replacement in Genesee to windows that open. Allowed as a reserve expense. **Moved to accept bid by Walt - second by Pat. Motion Passed.**

### **2. Unit sales and rental updates**

There are currently 32 leased units leaving 4 available. In Genesee, unit 206 sold and will be leased, unit 307 is being offered for lease and unit 215 is on the market for sale. In Bergen, unit 208 sold and will be owner occupied, unit 305 sold and is owner occupied as a 2<sup>nd</sup> home and unit 201 has been rented. Unit 209 is on the market for sale.

### **3. Misc**

As soon as the weather clears and starts to warm, we will focus our efforts on getting the landscaping cleaned up and ready for summer to include vole mitigation.

If you have any known issues on your decks or patios, please let me know so we can get you on the list to repair this summer.

The Genesee domestic hot water boiler is scheduled to be replaced the week of June 24-28. That means there will be no hot water for that entire week. If you can make arrangements to be elsewhere during that time that would be a good idea. Otherwise, the cold water will be available so you will have the option of boiling water for your use.

Jane Cadwallader suggested that you look into using solar energy on the property. My initial conversation with a rep at Namaste solar was that it could be beneficial to use for the HOA's electric service. Trying to meter for all the individual units is not cost effective and there would be no cost

advantage to doing that at this time. I am supplying this company with some records of electrical use over the last 12 months so they can do an analysis and let you know if this is a program worth pursuing. Installing solar on the roof has had bad reviews by other HOA. Possible to put solar in vacant area between buildings. I'll keep the Board informed on the progress as it occurs. The Board appreciates the suggestion and welcomes your input.

## **Committee Reports:**

**Budget Committee:** Carolyn Kindt. Reserve and budget policy worked on and will be ready for adoption.

**Reserve Study Technical Review Committee:** Chad Brown resigned from chair of committee. Committee will review reserve items and recommend items that need review and/or replacement. Need volunteers to serve.

## **Old Business:**

Discussion of table (missing) in Bergen building - Pat Eskew. Issue addressed.

Discussion of treasurer leaving - Brian Vitello stated that "Carolyn has been and continues to be an outstanding treasurer", "The time and effort put in by Carolyn are reflected in the excellence of her work". The members gave Carolyn a round of applause for her dedication and commitment to the community.

## **New Business:**

Scale Blaster - Electronic system to remove scale in water. Paul commented on the scale blaster - it does not work except to have little lights go back and forth.

Solar comment: Tesla system works but is hard to manage when different owners do not cooperate with conservation. If used only on common system it will save a considerable amount.

Water quality: Water here is quite good. Filtered water used to remove particulates.

Window tinting: King Sooper committee would purchase film to block glair. **Motion made by Carolyn that the association pay for the tinting since tinting would involve changing the appearance of the building, seconded by Pat. Motion passed.** Brian suggested that the board investigate the darkness of various tints and the appearance from outside.

## **Owner's Forum:**

Tom Barnes - Parking is a problem. Proposes that we have resident only parking in front of the building. Issue one resident sticker for each resident who does not have a covered or garage parking space. May be able to negotiate additional parking after lot 2B issue is settled. Shared parking between church, center for the arts and RMV is part of the lot 2B negotiation. Another option would be to number the spaces and assign spaces to residents. One suggestion to avoid problems when you have guests is to have guests park at the church or center for the arts and carpool up to Genesee or Bergen. Comments about people parking too close causing damage - please park between the lines and be considerate of others. **Moved by Carolyn and seconded by Brian to either post resident parking or assign parking spaces. Motion passed.** Kathy will cost out the alternatives.

Speed bumps - discussion of putting in bumps that can be plowed without damage to road.  
Sidewalk not a solution - where to put the snow and keep sidewalk open. Board will continue to investigate.

**Meeting Adjourned - 7:30**