

Rocky Mountain Village Estates  
Board of Directors Meeting  
May 20, 2021

Present: President Walt Weiss, VP Pat Eskew, Secretary Madeline Olney, Treasurer Donna Frantz, Pete MacKay, and Manager Kathy Crump.

Meeting was called to order at 2:00 pm via Zoom by Board President Walt Weiss.

The Secretary determined a quorum was present.

A motion was made by Donna Frantz to approve the minutes of the last meeting. Motion was seconded by Pat Eskew. It was approved.

Board President Walt Weiss said that residents will be encouraged to continue wearing masks indoors. CDC new regs state if 80% of people are vaccinated, masks are not needed but to respect those not vaccinated and those with underlying health conditions, residents and their guests will be asked to continue wearing masks.

Walt also wants to remind people about the noise rules. No appliances or loud TV between 10 pm and 8 am.

Madeline gave a report of actions taken by the Board since the last meeting. Crack filing, road sealing and striping proposal was approved. According to Kathy this will occur 6/15 and 6/16 at a cost of \$14,200. The board approved that windows will also be washed- date not yet firm.

Madeline reported that an amendment to the by-laws regarding qualifications for Board members passed. 87 votes were received; 84 responded yes to approve all Board members need to be owners; 3 voted no to reject. Linda Kirkpatrick resigned as Board Secretary and Madeline Olney was appointed to finish her term. Jacque Ryan has resigned and Andy McCall has been hired as her replacement.

Additionally, residents were surveyed regarding the ability to hear fire alarms from inside their units. 80 surveys were returned. 56 responded they could hear the alarms inside their units; 28 said they could not hear; 16 would purchase devices; 5 maybe.

Pete MacKay reported that the Center for the Arts will have 3 outdoor concerts to take place on three different Fridays: June 25; July 30; August 27, from 7 to 9 pm. They will provide a parking monitor. Pete will coordinate with them.

Kathy gave the Manager's Report:

26 leases; 10 available

For sale in Genesee- 305; 220 will come on the market in the future

For sale in Bergen- 103, 111

Kathy gave a Kudos to all residents for staying well and healthy this past year

Guest suite can be reserved; 24 hours between visitors for cleaning

Kathy and Brac tried out using a baby monitor for use with the fire alarms.

Donna gave the Treasurer's Report- Cash accounts as of April 30, 2021:

Operating Checking Account	\$ 14,601
Reserve Savings Account	\$ 563,245
Total of all accounts	\$577,846

Operating expenses for the month of April \$50,408. This is 6.9% over the budget.

Elevator repair for Bergen \$3,412 over budget

Total operating expenses for April YTD \$193,396

This is 4.9% over the YTD operating budget of \$184,416

YTD additions to reserves \$ 52,836

YTD Reserve interest \$ 3,322

YTD Total \$ 56,158

YTD Reserve Expenditures \$ 8,307 Fire Protection

Reserve Cash balance as of April 30, 2021 \$563,245

Old/New business:

Parkside Cafe has offered to provide a spaghetti and meatball dinner for having supported them during the past year. No cost to residents. More details to follow.

Masks were discussed. Due to some residents not being vaccinated and health issues for even those who have been vaccinated, it was suggested that we continue to wear masks out of respect. Also suggested asking visitors to do so. Some discussion about asking folks if they are vaccinated if they will be gathering when the rooms are open possibly on June 1st. Walt will write up some guidance as this is a confusing issue.

A question was asked if something can be done to the dirt parking area which gets very muddy. Pat made a motion to look into this and Pete seconded. Item not budgeted for.

Plugins for electric cars were also brought up as a future concern.

Reserve projects for the future- address gutters and sealing.

Painting on the balconies is being taken care of by the staff. Inform Kathy of the issue.

It was brought up that the Totem Pole needs some work. Pete will get estimates. Donna pointed out that this was not budgeted for.

A question was asked about formatting the budget to make it easier to read. Donna reported this has already been in the works. Pete is going to help out on the budget committee.

Board President Walt Weiss called to adjourn the meeting at 3:00 pm. It was seconded by Pat Eskew and approved.