

Rocky Mountain Village Estates
Board of Directors Meeting
March 18, 2021

Present: President Walt Weiss, VP Pat Eskew, Secretary Linda Kirkpatrick, Treasurer Donna Frantz, Pete Mackay, and Manager Kathy Crump

The meeting was called to order at 2:14 p.m. via ZOOM by Board President Walt Weiss.

The secretary determined there was a quorum present.

The minutes of the last meeting were approved. Linda gave a report of actions taken since the last board meeting, listing the following three items of business to be ratified: approval of the fire evacuation plan; enforcement of a rules & regulations issue with a tenant requiring a letter being written; determination of damage responsibility between management and owner. Donna made a motion to approve, seconded by Pat, and approved.

Other items handled or discussed by the board in between meetings included: owner request that the new fire alarm in Bergen be tested again; discussion on the sounder alarm bases being installed in individual units; the need for a Reserve Study in 2021; a remodel issue; relay of information on COVID vaccines via King Soopers; tenant complaint about vacuuming in Genesee; snow removal issues (multiple occasions); reasons for making ownership a requirement of being a board member; denial of request for use of community room; personnel issues; review of sounder base options; bylaw update and legal requirements for voting; review of proposed wording on Bylaw revision before/after attorney review; a mobile clinic for vaccines; speeding remedies and attention getters; cost of missing elevator button.

Linda reported on the Comcast contract renewal for 5 years with no increase in rate. Linda made a motion to approve; Pat seconded the motion; approved.

Kathy reported on the Waste Management contract renewal for 3 years at \$606/mo. Donna made a motion to approve; seconded by Pat; approved.

Donna announced that there will be a proposal to amend the Bylaws (amendment 5.2) regarding that a qualification of being a board member will be ownership. A ballot and informational piece will be distributed soon to owners only and is to be returned to Kathy.

Kathy reported on the fire alarms in Bergen and that some residents are reporting that they cannot hear the new alarms. She identified the costs and parameters as well as technology limitations. There will be a questionnaire sent out to determine who would be willing to purchase individual units to be installed in their respective condos.

Donna reported that the CPA has filed our tax returns.

Walt reported on complaints about speeding cars. Kathy has looked into solar-powered speed signs. Margaret Kresge inquired about creating a walking path on a shoulder so pedestrians could move off the roadway.

Walt reported that the Guest Suites will be reopening April 1 with 24 hours allowed between bookings. Guests will be advised of health regulations, and acceptance of reservations will include advising that guests not be permitted if they've had COVID symptoms.

Donna made a motion that a reserve study not be done in 2021; Pat seconded the motion; approved.

Snow removal of the 24"+ snowfall recently was discussed. Kathy looked into renting a skidsteer at a cost of \$445, including delivery and pickup. Kathy would be the only person qualified and covered to operate it. She is talking with other residents to help before another large storm. Kathy is the only person authorized to call the plow company. Madeline Olney raised the question whether she could put up a cone to block usage of a parking spot she'd cleared to keep others for parking there. There were mixed feelings about this. No decision was made.

Kathy gave the Manager's Report.

- Regarding maintenance, the new heat tape, gutters, and downspouts added last fall seem to be helping with ice dam situations. Happy with D&J Snow Plowing and the Mohrs, who are doing the sidewalks on weekends and holidays. The 3rd floor elevator button in Bergen had to be replaced at a cost of \$1066. The Bergen fire alarm panel and device replacement has been completed and is fully operational.
- Unit sales and rentals: 26 units are leased, leaving 10 available. No units for sale or rent in Genesee and Unit 214 is under contract in Bergen.
- Residents encouraged to screen guests pertaining to COVID symptoms.
- Investigating the costs of a solar-powered flashing radar sign for speeding control.
- May be seeing increased gas prices due to winter storms in other parts of the country.

Donna gave the Treasurer's Report:

- Reserves Balance January 1, 2021 • \$515,850
- YTD Deposits from Assessments • \$26,418
- YTD Interest • \$1,716
- YTD Expenses • \$4,776
- Total Available • \$539,209

Old/New Business

Maureen McDevitt requested that the accounting show balances rather than just relying on the Treasurer's Report.

It was requested that we use paper ballots to take votes rather than a show of hands on a ZOOM call.

It was suggested that we look into self-insuring for hail damage.

Ron Pieffer reported that the easement regarding access to Lot 2B had not been concluded because the CAE attorney questioned the need for it until there is a request for development. We are still covered by the 2007 ingress/egress agreement. There is a name change underway to revise to Rocky Mountain Village Estates with the Secretary of State.

The meeting was adjourned at 3:51 p.m.

Respectfully submitted,

Linda Kirkpatrick, Secretary