

Special Board Meeting  
RMVE Board of Directors  
May 24, 2022  
2:00 PM

Present at the meeting: Pres. Pete MacKay, VP Brian Vitello, Treas. Donna Frantz, MAL Pat Eskew, Sec'y Madeline Olney, Manager Kathy Crump.

Pres. Pete MacKay called the meeting to order. He read the Conduct and Procedures for meetings at RMVE which are also part of the COIAA rules and policies.

A quorum was determined. This meeting was held in person and on ZOOM and was recorded. This meeting was being held due to a petition from residents to address 3 issues as follows:

**Concerns and suggested improvements to the process and manner in which solicitation of Proxy votes is conducted.** Atty. Dave Clossen from Altitude Law was introduced to address this topic. He explained that you should only give your proxy to someone you are comfortable voting as you would want. Once you turn over a proxy, you relinquish any control. Some suggestions- have proxies valid for a limited time; include specific wording regarding what it can be used for. Proxies can be revoked at any time by attending the meeting where voting will take place, by giving a proxy to another person, or by written notice to the board that you are revoking said proxy. Mail in votes are allowed according to the bylaws. The Association has no oversight over proxies. They are a private matter between 2 parties. Directed proxies are not meaningful as proxies are between 2 private parties. It was suggested by a few members that mail-in votes would be preferred. It is important to realize that we will either have an in person meeting **OR** mail in ballots, but you **cannot have both**.

**Wildfire events, including potential mitigation, procedures regarding evacuation of our buildings, communication with residents during this and other evacuation events.** Kathy read the report of actions suggested by Evergreen Fire Dept and what the board is looking into. Brian reminded residents this is NOT Assisted Living and that we are not licensed or trained to facilitate an evacuation. Residents need to make a plan for any kind of evacuation whether a building mishap or wildfire. Residents can discuss this with neighbors if they want to make a plan. Pat explained the availability of Code Red and information was distributed for those unaware of this program to notify residents of Jefferson County in the event of a wild fire or other emergency.

At some future date, there will be a presentation from someone affiliated with Fire Wise to discuss evacuations. Pete pointed out that there are 2 issues here- one being a building fire and the other being an area emergency. Residents were also reminded to use their maps that specify where to go in case they need to exit the building for an emergency. One concern is an area designated as such is not lit adequately and is not level or smooth. Another suggestion was to rewrite the information given to new residents so be more clear about this.

**The proposed development of Area 2B South, specifically the site's access easements, impact on RMVE traffic (including loss of outside parking spaces), and potential safety issues both during and after any development.** Pete spoke about the options that seem to be available at this time. It was noted by a resident that there is a high pressure gas line under the parking area at issue. Pete explained about granting access and that 4 attorneys independently have warned against signing the most recent proposed agreement. There was discussion about a proposal to purchase the property by RMVE. Pete explained that this was a "what if" situation and not an offer, or contract. It was merely another option in the event the current contracted agreement with the seller falls through. There needs to be 67% of the owners here agreeing to do this but this still does not mean RMVE would proceed to buy the property due to financial concerns. There is no plan to use Reserves, place an assessment or increase HOA fees. Suggestions were made that if residents decide to try and purchase that the Board should look into putting together an investment group or look for a partner to help with the purchase and possibly add more senior housing.

Pres. MacKay called to adjourn the meeting. Donna made a motion to do so; Madeline seconded it. All were in favor. Meeting adjourned at 3:40 pm.

Respectfully submitted,

Madeline Olney  
RMVE Board Secretary