

RMVE HOA Board of Directors

Working Session 1.28.26

Present: Brac Burford, Lynda Parker, Loie Evans, Maureen McDevitt, Linda Kirkpatrick, Charley Wilson Jon White (K.C. & Associates)

Previous minutes were approved

Manager's report

1. One roof repair proposal has been received, others are coming.
2. Estimates for new generators are on the way from Kelly electric.
3. New credit cards have been received. The Bergen elevator floor and stairwell projects can be started.

Old business

1. The board still needs keys for the various mechanical rooms, access to repair and restart.
2. We just got the December financials from KC&A. The discrepancies in billing must be resolved by re-running the budget. Kevin from KC&A is working on this. Owners must be notified.
3. KC&A are requesting proposals for financial audit from three firms:
Ryan Lee, Griffing group and JDS Professional
4. The electric car charging accommodation was reviewed. In addition to paying for the charging station, an owner must have insurance against damage from exploding cars. A certificate and a signoff sheet are required.
5. Linda Kirkpatrick provided an explanation document for the Comcast and Xfinity changes. To accommodate the billing change we will hold a question and answer session on February 9th. There will be a vote "veto" session on February 25th. We need an exact cost figure from Lara at Comcast. Once final quotes are received, Jon will send out letters.

Dates: February 9th 2 PM – A Q&A session will be held in the Bergen Evergreen room. February 25th at 10 AM will be the vote (at Bergen)

6. For the upcoming reserve study there may not be a walk-thru as previously thought. Brac will coordinate on site with Reserve Associates. The turnaround for the study is 8 weeks. It will be evaluated by the board and interested parties.
7. Linda is working on the emergency procedures document.
8. To support 7 above, a walk-thru of the procedures is needed. Included procedures will be security camera footage review and front door lock during power outage.
9. The December financial report summary from KC&A will be provided to the board.

New Business

1. No action is required on the CRS crime supplement insurance as yet according to Jon.
2. The Symmetry Energy proposal for natural gas will be evaluated by legal at KC&A. We could save money according to Jon.
3. The contractor's guideline and requirements is a work in progress. Suggested were to include start and completion date estimates.
4. Loie presented the homeowner's insurance mentioned in section 9.3. "Loss assessment". Owners need to be aware of this (but no amount was specified).
5. Owners are reminded that a proof of homeowner's insurance must be on file with Brac.
6. Communications by the board to the residents is working by several means. The welcome packet that Brac provides should be updated. Lynda will talk with Helena about what could be included on the RMVE website. Linda K. will write a newsletter for residents.
7. The board discussed frequency of the working sessions.

Meeting was adjourned about 12:30.