

RMVE HOA Board of Directors

Working Session 2.18.26

Meeting was called to order 10:01

Attendees: Brac Burford, Lynda Parker, Maureen McDevitt, Charley Wilson, Linda Kirkpatrick

Absent: Loie Evans

By phone: Jon White

Residents Mark Nesslein and Marlin Ekiss also attended

Minutes from the previous meeting were approved.

Manager's report

1. Materials for the Bergen elevator floor are in. The floor has been measured. The elevator will be down for an hour to install.

Old Business

2. One bid from Adobe to replace roof shingles is \$1912, looks good.
3. Leaks in the Bergen fire sprinkler system are an ongoing battle. The last fire alarm was due to a faulty plug in for the compressor. Arapahoe will be here Monday morning to continue searching for leaks.
4. The HOA dues discrepancy report may be done. Jon to follow up.
5. The board will select the firm for the HOA financial audit. Bids are in.
6. The new remodel request was approved by the board. One new request was just received using it.
7. Generator estimates need to include hallway lighting. Charley asked if we could also get a charging station. Priority for the generators look to be 1. Sprinkler system compressor 2. Hallway and stairwell lights 3. Hot water (may be important to prevent freezing of pipes) 4. Garage doors, a security issue. The original bid from Kelly electric was 60K plus 7K for gas installation.
8. A sample policy from a lawyer for the electric car charging document was sent to board members, we will develop one like it.
9. The reserve study is tomorrow at 10 AM.
10. There is no update on the procedures and contacts manual, Work in progress.
11. The symmetry energy (natural gas) proposal was approved by the board.

12. Charley will talk to the fire department about escape standards, fire drill etc. The board would also appreciate suggestions for the power outage preparedness.
13. Brac is working on the homeowner's insurance spreadsheet. The board also received many pages of welcome documents to be given to new residents.

New Business

1. Loie is working on the homeowner's deductible requirements and recommendations. Linda asked for possible scenario examples for owners.
2. Newsletter content and format will be discussed.
3. The building insurance policy will be reviewed.

Charley excused himself from the meeting at 11:50.