

RMVE HOA board of directors meeting

Wednesday April 1, 2026

Present Brac Burford, Lynda Parker, Loie Evans, Maureen McDevitt, Linda Kirkpatrick, Charley Wilson, by phone: Jon White K.C. and associates

Also present Resident Marlin Ekiss

Meeting called to order at 10:04

Session was recorded, a voice rollcall was done for recording.

Motion to accept the March 18th 2026 minutes by Lynda, seconded by Charley and approved by the board

Manager's report

1. Bergen elevator is done, the Bergen stairwell re-do is on hold.
2. Another generator estimate is coming. We need specific requirements. Maureen charted a list of requirements:
 1. Fire suppression compressor power
 2. Stairwell lighting
 3. Elevator power
 4. Corridor lights
 5. Garage door
 6. Apartment (floor) heating
 7. domestic hot water.
 - Charging station(s).
 10. Front door security lock and unlock.

Final tally had 1,2,4 and 10 as priorities, with charging stations and hot water as less important.

Brac has ordered motion detector lights to experiment with. Linda suggested that the corridor and other emergency lighting could be handled this way. Do motion detectors work in the dark?

3. Removal of downed trees is progressing.
4. The air leak in the Bergen fire suppressor system has been found. It was in the 4th floor decoration supply closet.
5. A quote for a nitrogen based fire system from Western fire suppression systems is waiting on the volume question, the amount of gas needed for the system. The leak in Bergen 308 was caused by an air pressure leak. When the pressure drops too low the system tries to fill with water, so the water leaks out through the same holes, air leaks turn into water leaks.

6. Otis elevator has been called numerous times recently for the Bergen elevator. To modernize that elevator would probably cost more than 190K (which is what the Genessee elevator upgrade cost.) Modernization may not even be practical due to the age of all of the components.
7. The Bergen tenant with the large amount of patio clutter will receive a letter from Jon requesting removal. Moving boxes and stuff in the Bergen Garage parking space belong to a new tenant in Genessee. The spot is being rented from Bergen 311.
8. The Genessee 311 deck repair is being handled by a contractor, it is not a simple repair.

Old Business

1. Jon will research the HOA dues discrepancies that are still showing in the aging report. One owner is getting paper bills as well as paying through ACH.
2. Jon reports no problem with the Financial audit status.
3. The income tax is done and signed.
4. Charley has not found an engineering consultant for the Honeywell/notifier fire alarms in Bergen. He is still researching how to make those alarms more audible.

The drill is still scheduled for Tuesday 4/7 at 1:30. Brac will look through old documents to find out what was done to the alarms before (many believe that they used to be louder)

5. The fire drill poll was reviewed and ok'd for distribution to cubbyholes. This will gauge the effectiveness of the drill.
6. The electric car charging rules document is waiting for the opinion of the fire marshal.
7. There will be a reserve study meeting right after our next board meeting. The reserve study is very unsettling with respect to potential costs.
8. Linda sent out a new emergency procedures and contact information.
9. We are doing a walk through after this session.

New Business

1. The gas leak investigation by Xcel must have found some, They are still working in the holes that they dug.
2. K.C. Butler says that lot 2B is under contract. Townhouses are proposed.
3. Recycling bins have been removed and notices have been posted. We will follow up on Foothills Recycling.
4. Charley has a call into Janice Kaup to discuss Seniors for Wellness programs. They will be invited to talk here. Also will contact EPRD, Linda has contact information for Charley.
5. A proposed open session could be April 22, no motion was made.

Charley moved to adjourn, Lynda seconded.

Jon will investigate why Marlin is still getting invoice approval notices.

Meeting adjourned at 11:33, regrouped for the walk through.