

## **RMVE HOA board of directors**

### **working session meeting**

**Wednesday April 15, 2026**

**Present:** Brac Burford, Lynda Parker, Loie Evans, Maureen McDevitt, Charley Wilson

**By Phone:** Jon White K.C. and Associates

Meeting called to order at 10:04

Motion to accept the April 1<sup>st</sup> 2026 minutes by Loie, seconded by Charley and approved by the board

**Board Priority:** Linda Kirkpatrick has resigned from the board due to health reasons. The board will appoint someone to fill the position, specifically as secretary. Charley and Lynda will draft a notice advertising the position.

### **Manager's report**

1. Generator estimates from Kelly Electric are tabled until we have a better understanding of what is needed. Currently evaluating alternative motion-detected, light-sensor lights that would be installed in stairwells and corridors.
2. Brac is on vacation from the 23<sup>rd</sup> to the 28<sup>th</sup>.
3. Waiting on bid from was Western State for nitrogen system. Expect in about a week.
4. Evergreen Fire Department will conduct a fire inspection on May 6<sup>th</sup>.

### **Old Business**

1. Jon reports that the HOA dues discrepancies are fixed.
2. Lynda will tabulate completed questionnaires from the fire drill and distribute. Of interest to the FD is a count of those unable to leave the buildings.
3. Issue of EV charging stations in the garages is still pending with the Fire Department.
4. The reserve study committee meeting is today.

### **New Business**

1. Megan Mitchell will be doing a presentation on Foothills Recycling on the 21st. in the common area of the Bergen building at 1:00. Notices for the event are posted in both buildings.
2. Charley has contacted Janice Kaup about programs from Seniors for Wellness and will coordinate the flyer advertising. Charley will also contact EPRD about their resources.
3. Loie presented January and February Treasurer Reports from KC & Associates. Discussion about unplanned expenses and over budget items as well as incorrectly coded expenses for retaining wall repair and alarm repair. These Treasurer Reports will be used at working sessions to discuss current budget and reserve balance status.
4. Discussed when to approve overtime repairs versus deferring until regular working day. For instance: elevator repair on weekends is not critical, fire suppression system repair is.
5. Discussed process for posting the meeting minutes for working sessions. Board agreed that minutes should be posted on KC & Associates website, in the libraries, on the RMVE website and summary minutes on bulletin boards.
6. Board will hold a public meeting on Wednesday May 13<sup>th</sup> at 10 am. Maureen and Loie will work on the agenda. Brac will create a flyer for this.
7. Board needs to have an understanding when periodic payments for contracts, such as when insurance policies and other maintenance services are scheduled.
8. Charley motioned to adjourn the meeting and Lynda seconded the motion which passed. Meeting adjourned at 11:30.