

# **HOA MEETING MINUTES FOR MAY 20, 2026**

## **ROCKY MOUNTAIN VILLAGE ESTATES BOARD OF DIRECTORS BOARD MEETING**

Meeting held on the 1<sup>st</sup> floor of the Genesee Building and called to order at 10:02 by Maureen McDevitt, President

Attended by Board members: Maureen McDevitt, President; Lynda Parker, Member at large; Karen Davis, Secretary; Charley Wilson, Vice President

Absent: Loie Evans, Treasurer

Others in attendance: Brac Burford, Facility Manager, and Jon White, telephonically from KC and associates

A Quorum was established

Motion to approve the previous months Board minutes dated May 6,2026 received from Lynda Parker and seconded by Charley Wilson. Motion approved by all.

### **MANAGERS' REPORT**

1. Update on alternative lighting includes solar lights with battery backup outside and more things to try out for corridor lights. Will try solar lights also in the uncovered areas
2. Xcel will be in the area for gas line inspections. The areas are marked with white flags. Unsure of start date.
3. Andy who cleaned out the gutters, found a couple of damaged spots on the roof from the wind with a piece of siding missing. He will return in a few weeks to repair a couple of things up there that are not accessible by Brac.

### **OLD BUSINESS**

1. A communication meeting was held on May 13,2026. The purpose of the session was to provide updated information to the residents regarding goals and focus of the Board, contractor requirements, current status of the budget and reserve accounts, reserve study analysis, and safety concerns for power

outages and EV charging stations. Responses received were positive and expressing appreciation for the information presented.

2. Charley Wilson will change out the flyers describing various opportunities offered by the EPRD on the bulletin boards.
3. The electric car battery charging policy was reviewed and a Motion was received from Lynda Parker to approve the policy and seconded by Charley Wilson. Passed unanimously. The policy will be posted on the bulletin boards for 30 days after Board approval.
4. Transfers from Reserve to Operating budget-\$60,000 was transferred in March. Motion made by Director Lynda Parker and seconded by Director Charley Wilson to approve transferring \$60,000 from Reserve to Operating. Motion passed unanimously, without objection.
5. Western States Fire Sprinkler System proposal received with a total proposed cost of \$45,090.00 plus monies for electrical and system checks for leaks for the Bergen building. Brac to obtain additional proposals for changing the fire sprinkler system to a nitrogen system in lieu of an air system.

## **NEW BUSINESS**

1. People needing help evacuating and evacuation registry to be researched by Charley Wilson and Karen Davis.
2. KC and Associates update: Several items have been corrected on the financials; these include routine elevator maintenance (contractual) vs repairs, reallocating \$5000 from landscaping to fire sprinklers, and error coding Mountain Alarm monitoring invoice # 6620. Xfinity unknown modem charged to account 319377 for internet-Jon will follow up and resend to Xfinity. Still waiting to review the corrected financial reports from billing system Jan-April.
3. Transfer of funds from Reserve to Operating to cover Operating Loss has been completed.

4. Building Reserve expenses were discussed to include deferred expenses and items to leave in. The deferred expenses include lobby flooring, carpet replacement, interior surfaces and building exterior.
5. Definition of Board Meetings- change to Board meetings per guidance from DORA regarding definition of working sessions. Display a flyer posting that the Board Meetings are held the 1st and 3<sup>rd</sup> Wednesdays of the month at 10am in Brac Burford's office
6. Review of RMVE Insurance Policies-TBD

**Board Member Additional Comments-** none expressed

### **Adjournment**

Motion-Lynda Parker

Seconded-Charley Wilson

Time Adjourned-11:56