

Rocky Mountain Village Estates HOA Board Meeting Summary

Meeting Date: June 3, 2026

Time: 10:06 a.m. – 11:58 a.m.

Location: Genesee Building, 1st Floor

Attendees: Maureen McDevitt (President), Lynda Parker (Member-at-Large), Karen Davis (Secretary), Charley Wilson (Vice President), Loie Evans (Treasurer), Brac Burford (Facility Manager), Pete MacKay (Owner), Donna Frantz (Owner), and Jon White (KC & Associates, via phone). A quorum was established.

Key Actions & Discussions: Previous meeting minutes (May 20, 2026) were approved. Maintenance updates included repair of a boiler room supply line leak, discussion of door code security, lighting alternatives, and reminders regarding thermostats and trash disposal. The Board reviewed financial reporting concerns, reserve project planning, reserve study updates, backup power options, nitrogen generator bids, fire alarm audibility, evacuation registry options, and guest suite furnishings. New business included fire suppression testing/monitoring contracts and review of insurance policies.

2026 Reserve Project Analysis:

GL Number	Description	2026 Budget (\$)	Spend (\$)
91-9110-00	Exterior Bldg	14,000	4,000
91-9121-00	Floors	20,000	0
91-9124-00	Plumbing	8,000	8,000
91-9128-00	Guest Suite Remodel	20,000	2,500
91-9135-00	Concrete Walkways	3,500	3,500
91-9131-00	Carpet Replacement	30,000	0
9130-00	Roads/Asphalt	3,500	0
xxxx	Interior Surfaces	45,000	0
91-9180-00	Reserve Study Update	5,200	5,200
	Nitrogen Generator		60,000

Total Budgeted: \$145,700 | Total Spend: \$83,200 | Total Savings: \$62,500