

HOA MEETING MINUTES FOR JUNE 3, 2026

ROCKY MOUNTAIN VILLAGE ESTATES BOARD OF DIRECTORS BOARD MEETING

Meeting held on the 1st floor of the Genesee Building and called to order at 10:06 by Maureen McDevitt, President

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

Others in attendance: Brac Burford, Facility Manager; Pete MacKay, owner; Donna Frantz, owner; and Jon White, telephonically from KC and associates

A Quorum was established

MOTION TO APPROVE THE PREVIOUS BOARD MINUTES DATED MAY 20, 2026 RECEIVED BY LOIE EVANS AND SECONDED BY CHARLEY WILSON. MOTION APPROVED BY ALL

MANAGERS' REPORT

1. Building Issues- New lawnmower charge to be entered under landscaping, not reserve. Jon aware. Discussion regarding changing the entry door codes as many contractors have the codes. Reminder to residents not to put contractor materials in the trash bins.
2. Other maintenance updates-Bergen boiler room supply line had a line leak and it has been repaired. Reminder for residents to not change out thermostats as items (transformer) can get shorted out. Contact Brac if you want to change your thermostat
3. Update on alternatives for lighting- Brac is still researching corridor lights, and may end up using the same kind of lights that are being placed in the stair wells.

OLD BUSINESS

1. Current financial reports from KC & Associates- Treasurers report received, but needs to be put in previous format with a short summary and correct data. Treasurers report requested for April

Xfinity “unknown” modem charge to account 319377-Jon has not received a response from Lara Cartegena at Comcast. Maureen will call Lara and have her follow up with Jon

2. Finalize reserve project list-(see attached table)

Analysis of Reserve Projects for 2026

GL Number	Description	2026 Budget (\$)	Spend
91-9110-00	**Exterior Bldg	14,000	4000
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	

1. 45,000* Interior Surfaces
2. 100,000* Interior Surfaces
3. 100,000* Interior Surfaces
4. 100,000* Interior Surfaces
5. 100,000* Interior Surfaces
6. 100,000* Interior Surfaces
7. 100,000* Interior Surfaces
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25. 100,000* Interior Surfaces
Associates reports from KC &

NEW BUSINESS

1. Review bids to perform Fire Suppression system testing and monitoring- Board is considering contracts with Pye Barker and Arapahoe. Brac will get bids for same scope of work from each vendor and then a separate contract for repairs from Arapahoe.
2. Review RMVE Insurance Policies--TBD

Board Member Additional Comments-

Adjournment

Motion-Lynda Parker

Seconded-Charley Wilson

Time Adjourned-11:58 am

Executive Session-Executive session was held