

HOA MEETING MINUTES FOR JUNE 17, 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 10:02 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; Cindy Lowry-owner; and Jon White, telephonically from KC and associates

A Quorum was established.

MOTION TO APPROVE THE PREVIOUS BOARD MINUTES DATED June 3, 2026 RECEIVED BY LYNDIA PARKER AND SECONDED BY CHARLEY WILSON. MOTION APPROVED BY ALL

MANAGERS' REPORT

1. Building Issues needing discussion- Shingle replacement completed on Genesee building. Cause of Bergen elevator failure on June 12 is pending. Otis was able to get the elevator operational early AM on 6/12/26. Brac is now able to send out messages to all residents after hours and on weekends with issues in the building. Brac will discuss with Otis account manager to see about a service contract for repairs.
2. Other maintenance updates-Sprinkler system at Bergen likely needs a new control valve and repair of timers. Brac will coordinate repairs.
3. Update on alternatives for lighting (stairwells and corridors) in a power outage – Brac determined that the hallways will use the same lights as the stairwells. He will determine the quantity needed and place the order.

Financials

1. RBC Wealth Management investments- We do have an investment policy as required by law. Noted that 80% of the reserve fund monies have not been invested (approx. \$500,000). **Motion received from Loie Evans and seconded by Charley Wilson to invest \$150,000 in a 3-month CD, \$100,000 in a 6-month CD and the remainder amount (approx. \$250,000) will be placed in a money market account. Motion passed.**
Motion received from Loie Evans and seconded by Charley Wilson that commissions with RBC Wealth Management investments will be changed to a flat fee. Motion passed
2. KC and Associates Financial Statements- Maureen and Loie will meet with Jon White and Kathy Christionson on June 18th to go over the May financial statements.

Old Business

1. The policy for Electric Vehicle charging stations will be filed in the library and on RMVE and KC & Associates websites.
2. Xfinity “unknown” modem charge to account 319377- Pending response from our Comcast Account Manager Lara Cartegena.
3. Reserve Study Report Status-Will provide financial information to Reserve Associates for them to complete their analysis. This information will include all Reserve Expenditures that the Board plans to be approved for 2026.
4. Natural Gas generator estimates from Kelly Electric additional information- The quote will address the safety systems that need to be kept running during a power failure, which are the compressors and other equipment related to fire suppression and boilers. Additional power needs are dependent on the cost and size of the generator.

- [illegible]

1. Alternative bids to perform Fire suppression system maintenance-Brac reported that Pye Barker will give us a reduced price with a 3-year contract. This includes testing/monitoring and annual inspections. A contract price

will be presented at the July 1 Board meeting with removal of backflow testing, semi-annual testing and light inspection.

2. Newsletter- Lynda Parker presented a newsletter which was approved by all Board members and copies will be placed in unit boxes. It will also be emailed to non-resident owners. Frequency of the newsletter is periodically.
3. Review RMVE Insurance Policies—TBD

Board Member Additional Comments-Reminder to residents: do not prop open doors to the outside or doors in the building that are normally kept shut. This is both a safety and fire issue.

Adjournment

Motion-Lynda Parker

Seconded-Charley Wilson

Time Adjourned-12:30 pm