

HOA MEETING MINUTES FOR JULY 1, 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 10:05 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; Merelyn Brown, resident owner and Jon White, telephonically from KC and Associates.

A quorum was established.

MOTION TO APPROVE THE PREVIOUS BOARD MINUTES DATED JUNE 17, 2026 RECEIVED BY LYNDIA PARKER AND SECONDED BY CHARLEY WILSON. MOTION APPROVED BY ALL.

MANGER'S REPORTS

1. Building maintenance updates: landscaping irrigation timers replaced at Bergen, swamp coolers in both buildings are being switched to summer mode.
2. **MOTION TO APPROVE NEW WINDOWS IN UNIT 314 IN BERGEN RECEIVED BY KAREN DAVIS AND SECONDED BY CHARLEY WILSON. MOTION APPROVED BY ALL.**
3. Building rainstorm flooding mitigation: Water in stairway, front door area and storage areas in Genesee building. Will look at grading improvement near the front of Genesee. French drains may be clogged and will be checked and cleaned out
4. Genesee front door lock: Now working
5. Update on lighting (stairwells/corridors): Inside lights are ready to install, outside lights pending solar/battery

6. Resident complaints (construction noise, water damage to deck)
7. Warning letter to be sent by Jon for construction activities on weekends

Financials

1. RBC Wealth Management Investments: Loie Evans reviewed with the Board the RBC Wealth Management account statement for May along with the May Treasurer's report.
2. KC and Associates Financial Statements: Maureen and Loie met with Kathy Christensen to get 3 ongoing items clarified and corrected. The 3 items are
1) The reserve payment for April should have been posted to Reserves and still isn't there
2) Internet common account is still showing in operating expenses/administrative and it was thought that it had been moved under utilities
3) A new account was created for elevator contract to separate it from the account for elevator maintenance

Old Business

1. Filing of new policy on Electric Vehicle charging stations in library and on RMVE and KC & Associates websites: Jon with KC and Associates will put the policy on the KC website.
2. Xfinity "unknown" modem charged to account 319377: Laura with KC & Associates will have account changes made to reduce 3 TV services that are at a higher rate than bulk rate and we should recoup some money
3. Reserve Study report status: pending
4. Natural gas generator estimates from Kelly Electric (additional information) and other vendors: Highest priorities for generator to support are air compressor for fire suppression system, flooring heat and garage door. Bid received from QED systems and waiting on final bid from Kelly Electric. Cannot secure additional bids from contractors.
5. Decision on vendor to perform Fire Suppression system maintenance: decision to stay with Arapahoe and get a 3-year alarm monitoring only

contract with Pye Barker. The contract provides a lower cost for this service.

6. Fire alarms resolution and communication to community: It was investigated, and the volume on the fire alarms is at the highest setting. Charley will follow up with the fire department regarding any electronic application integration with our alarm system that would notify residents of the fire alarm, and if they want a list of residents requiring assistance in the event of an evacuation.
7. Seniors for Wellness presentation and Evacuation website signups: Charley is coordinating a date/time with Janice to come to Genesee building for a presentation on the topic of "Services available in the Community". Jennai Bachus will help with technical training (computer and phones) with residents and help residents get their info into the Community Connect website. Dates and times for tech training are: **July 15** at Bergen from 9am-12pm and at Genesee from 1pm-3pm and repeated again on **August 5** Bergen from 9am-12pm and at Genesee from 1pm-3pm.
8. Guest Suite updates proposed improvements: Mattress delivery at Bergen is scheduled for Tuesday July 7th. Suites will be repainted, and sofa beds and armchairs will be replaced in both guest suites.
9. Changing door locks- need communication regarding contractor access to building

New Business

1. Review RMVE Insurance policies-TBD
2. Discussion regarding keeping the elevators running during a power outage. Otis Elevators will provide information if this is possible.
3. There is a leak in Bergen that appears in the garage. This will be investigated to determine the cause.

Board Member Additional Comments-Newsletter not on the RMVE website for March and June. KC website has March but not the June Newsletter. Jon will get the newsletter on their website.

Reminder to residents that quiet hours are from 10pm until 8am. This includes not doing laundry, vacuuming or moving of furniture. This info will also be posted in the newsletter.

Adjournment

Motion- Lynda Parker

Seconded- Charley Wilson

Time Adjourned 12:05