Agenda

Rocky Mountain Village Estates

Board of Directors Meeting

HOA MEETING MINUTES FOR JULY 15, 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 09:59 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; Jon White from KC and Associates via conference call and Marlin Ekiss, resident owner.

Minutes from Previous Board Working Session

Motion to approve previous Board minutes dated July 1, 2026

Motion: Loie Evans

Seconded: Charley Wilson

Approved by all

Manager's report Building maintenance updated

1. Genesee air compressor pump failed and a new one was purchased for $618
2. French drains are being cleaned out on Genesee grounds on 7/16/2026 to reduce flooding
3. Invoices are pending for Sanchez landscaping and ACR mechanical for quarterly HVAC maintenance

Financials

1. RBC Wealth Management Investments-Discussion regarding the type of investments for the reserve monies.

2. KC and Associates Financial Statements-Loie Evans, Treasurer, went over the balance sheet and operating income statement from the June Financials supplied by KC and associates

Old Business

1. Follow up on noise complaint - Jon with KC and Associates stated the warning letter had been sent to the resident on 7/1/26. Issue will be closed.
2. Fire alarms resolution and communication to community – Einar Jensen (our Fire Department representative) will be doing safety and file of life presentations on September 14th at 1pm. Location pending. Charley will follow up with Pye Barker to see if they can send a group text to all residents for when the fire alarms go off or if there is a need for evacuation.
3. Xfinity "Unknown" modem charged to account 319377-Maureen continues to follow up with Lara Cartegena our account manager with Comcast for resolution of this issue.
4. Reserve Study report status-The report is pending our final expenditure numbers to Reserve Associates
5. Natural Gas generator estimates from Kelly Electric (additional information) and other vendors- **see motion below**
6. Rachel our account manager from Otis elevators is looking at our contract to see if they can lower our costs for after-hours work. They will provide information regarding modernization of the Bergen elevator.
7. Discussion held regarding the 3 options available from Kelly Electric for the new 24 KW generator and how the needs are best addressed.

Motion to accept the proposal from Kelly Electric for option #3 which is for two new 24kw Generators (Genesee and Bergen) with air compressor, heating and garage door loads. Cost is $63,924.00. Bid for natural gas connections to generator have been solicited. Specialized generator permits; any circuitry upgrades and/or repairs and any engineered electrical drawings may be required. Cost for the entire project is approximately $72,000.

Motion: Karen Davis

Seconded: Charley Wilson

Approved by all

8. Guest Suite updates proposed improvements and costs

a) Painting contractor selection- 2 bids received, one with very thorough descriptions of the work to be done and the other bid with minimal details. Total cost: $5123.00 for both suites.

Motion to award contract to Stellar Painting and Remodeling (have previously done work at RMVE) for painting both guest suites

Motion: Karen Davis

Seconded: Lynda Parker

Approved by all

b. Furniture updates – Purchasing 2 sofa beds (with upgraded mattresses), 2 coordinating chairs, 2 8X10 rugs, and one piece of artwork from American Home Furniture to furnish both guest suites. Total is $3859.35 excluding cost of current furniture removal and spray paint for existing coffee and side tables.

Motion to approve the purchase of furniture items and accessories, painting of both suites and the cost of removal of current sofas and 2 chairs up to a total of $12,000

Motion: Charley Wilson

Seconded by Lynda Parker

Approved by all

New Business

1. Review RMVE Insurance Policies – TBD- Board members are to review the Insurance policies which can be found on the KC and Associates website.

Board Member Additional Comments

2. Letters are being mailed to residents with ACH withdrawals, notifying them that the withdrawals are being migrated to Western Alliance Bank by August 30th. Owners should confirm by email, or call KC and Associates directly at 303-933-6279 and ask for client services.
3. Operations Manual- Charley and Karen are updating the Manual and a discussion was held with Board members and facility manager to verify some of the processes and contacts.
4. Next Board meeting will be on July 22, 2026 to start working on the budget.

Adjournment

Motion: Lynda Parker

Seconded: Karen Davis

Time Adjourned: 12:16