Rocky Mountain Village Estates

Homeowner's Association Board of Directors Meeting

HOA MEETING MINUTES FOR AUGUST 5, 2026

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, Merelyn Brown and Mark Nesslein resident owners.

Minutes from Previous Board Working Session

Motion to approve previous Board minutes dated July 15, 2026

Motion: Lynda Parker

Seconded: Charley Wilson

Approved by all

Manager's report- Building maintenance updates

1. Water main leak at Bergen requires new valve, connectors and pipes. Rad plumbing will repair for $6500. Water will be off for 4-6 hrs on August 20th starting at 8am.
2. Touching up paint and/or replacement of wood as needed on decks. Let Brac know if you need service to your deck.
3. Keith will run the gas lines for the two new generators for $7300 total
4. Reminder that items in the common areas are HOA property and items are not to be removed without Board approval.
5. Removal of damaged trees- Maureen will contact Evergreen Newcomers and Neighbors to see if they will take the deadfall for their Firewood Drive.

Financials

1. RBC Wealth Management Investments- RBC had purchased 2 CD's of $75,000 each with one- and two-month terms, and they are maturing in August.
   M**otion to move both CD's to term lengths of 3 months**

Motion: Loie Evans

Seconded: Charley Wilson

Approved by all.

Old Business

1. Evergreen Fire District items- No update
2. Xfinity updates (new and updated contracts and cost savings and memorialization of new Comcast contract vote by email)

   Memorialization of acceptance of new contracts and cost savings for the two Comcast Business Plans servicing the security cameras that the Board had moved and approved unanimously by email on July 24, 2026. Savings of $217/month

   Motion: Maureen McDivett

   Seconded: Loie Evans

   Approved by all by email on July 24, 2026

3. Reserve Study report status-The report is pending

   Discussion held regarding reserve budgets.

   Motion to increase the Guest Suites nightly rate to $80 from $70 beginning on October 1, 2026. Residents with dates requested prior to October 1st will be grandfathered to the $70/night rate.

   Motion: Maureen McDevitt

   Seconded: Loie Evans

Approved by all

4. Natural Gas generator schedule- Start date at the end of August to the early part of September
5. Guest Suite updates schedule- pending start date for painting
6. Discussion with CAE regarding easement payments-Maureen will meet with Sarah at CAE on August 6, 2026. CAE will pay us $600 for 2025 and 2026, and the amount will increase to $700 in 2027. A $100 increase will occur every 5 years going forward. KC and associates will bill CAE annually for payment due in September of each year.
7. Newsletter items and schedule- edit pending to the GoBag information sheet to include adding keys to the bag. Helena will work with Lynda on the Newsletter which will include information on the generators.

New Business

1. Lot 2B- general discussion held regarding Jeffco Planning and Zoning Department documents for the property.
2. Window washing 2026 decision-

   Motion to not wash condo windows in the year 2026

   Motion-Charley Wilson

   Seconded-Karen Davis

   Approved by all

3. Review RMVE Insurance Policies- TBD

Budget Estimate Refinements- Additional review

Adjournment

Motion: Loie Evans

Seconded: Maureen McDivett

Time Adjourned: 12:57