

ROCKY MOUNTAIN VILLAGE ESTATES

Homeowner's Association Board of Directors Meeting

ONE-PAGE MEETING SUMMARY — AUGUST 5, 2026

Meeting: 1st floor of the Genesee Building | Called to order at 9:59 a.m. by Maureen McDevitt, President.

ATTENDEES

Board Members: Maureen McDevitt — President; Lynda Parker — Member at Large; Karen Davis — Secretary; Charley Wilson — Vice President; Loie Evans — Treasurer.

Others: Brac Burford — Facility Manager; Jon White — KC and Associates (conference call); Merelyn Brown — Resident Owner; Mark Nesslein — Resident Owner.

PREVIOUS MINUTES

- July 15, 2026 Board minutes approved unanimously. Motion by Lynda Parker; seconded by Charley Wilson.

MANAGER'S REPORT / BUILDING MAINTENANCE

- Bergen water main leak requires a new valve, connectors and pipes; Rad Plumbing will repair for \$6,500. Water shutdown scheduled August 20 at 8:00 a.m. for 4–6 hours.
- Decks will be touched up or wood replaced as needed; residents should contact Brac for service.
- Keith will run gas lines for the two new generators for \$7,300 total.
- Common-area items are HOA property and may not be removed without Board approval.
- Maureen will contact Evergreen Newcomers and Neighbors regarding removal of deadfall for Firewood Drive.

FINANCIALS

- Two RBC Wealth Management CDs of \$75,000 each were maturing in August. Board approved moving both to three-month terms.

OLD BUSINESS

- Evergreen Fire District: no update. Reserve Study report remains pending; reserve budgets discussed.
- Comcast Business Plans for security cameras: new contracts/cost savings were memorialized; Board approval reflected \$217/month savings.
- Guest Suites nightly rate approved to increase from \$70 to \$80 effective October 1, 2026; existing requests before October 1 are grandfathered at \$70.
- Natural gas generator work expected to start late August/early September. Guest Suite painting start date is pending.
- CAE easement payments: \$600 for 2025–2026, increasing to \$700 in 2027, with \$100 increases every five years thereafter. KC and Associates will bill annually in September.
- Newsletter/GoBag information sheet is being edited to include keys; Helena will work with Lynda on the newsletter and generator information.

NEW BUSINESS

- Lot 2B: general discussion of Jeffco Planning and Zoning Department documents.
- Board approved not washing condo windows during 2026.
- RMVE insurance policies: TBD. Budget estimate refinements: additional review.

ADJOURNMENT

- Meeting adjourned at 12:57 p.m. Motion by Loie Evans; seconded by Maureen McDevitt; approved.