

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 12, 2014**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on February 12, 2014. Present were: Dick Rock, Ken Patton, Amy Abraham, Stan Zahn and Karl Gieb. Also present was James Fletcher with PCMS. Director Rock called the meeting to order at 5:30 p.m. and noted that there was a quorum.

LEAWOOD METRO:

Two representatives were in attendance from the Leawood Metropolitan District. They came to discuss bike and pedestrian safety on the trails throughout the park. They have provided a reminder for the Association to distribute in their upcoming newsletter.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Mr. Fletcher noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

HOMEOWNER MEMBER AND PUBLIC FORUM:

There were several owners in attendance, the Board and management fielded a variety of questions and comments.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The next item of business was to review the December 11, 2013, record of proceedings. Motion was made, seconded and with no public comment, unanimously passed to accept the December 11, 2013 record of proceedings with one correction.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through December 31, 2013, were reviewed by the Board. Upon final review, motion was made, seconded, and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the month ending through December 31, 2013.

LEGAL REPORTS:

The Board was provided with a legal update from Orten, Cavanagh, Richmond, and Holmes.

COMMITTEE REPORTS:

Design Review Committee: The Committee reviewed a couple of submittals since December 2013.

Communications Committee: There was no report for the month.

COMMITTEE REPORTS CONTINUED:

Social Committee: There was no report for the month

Neighborhood Watch: There was no formal report for the month.

NEW BUSINESS

The Board was provided with a proposal from Carl Oss HVAC for the quarterly maintenance at the club house. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal as presented from Carl Oss HVAC.

Mr. Fletcher received an email that was provided to the Board regarding the C-Line Interceptor Sewer Rehabilitation Project behind Vintage Reserve. There will need to be an easement agreement put in place so that the contractors can perform the work on this line. Mr. Fletcher is still waiting on the easement agreement for the Board's review.

Director Zahn brought to the Board's attention snow removal along the sidewalks throughout the community that is not completed when there is less than two inches of snow. After discussion, it was noted that the sidewalks will be reviewed on a case by case basis if the snow is less than two inches. Director Rock and Mr. Fletcher will discuss the removal as need per snow storm.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:18 p.m. The next meeting of the Board will on February 12, 2014 at 5:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 9th day of April 2014.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____ Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 9, 2014**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on April 9, 2014. Present were: Dick Rock, Ken Patton, Amy Abraham, Stan Zahn and Karl Gieb. Also present was James Fletcher with PCMS. Director Rock called the meeting to order at 5:33 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Mr. Fletcher noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

HOMEOWNER MEMBER AND PUBLIC FORUM:

There were several owners in attendance, the Board and management fielded a variety of questions and comments.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The next item of business was to review the February 12, 2014, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the February 12, 2014 record of proceedings with one correction.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through February 28, 2014, were reviewed by the Board. Upon final review, motion was made, seconded, and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the month ending through February 28, 2014.

LEGAL REPORTS:

The Board was provided with updates from Orten, Cavanagh, Richmond, and Holmes.

COMMITTEE REPORTS:

Design Review Committee: The Committee has reviewed a couple of submittals since February 2014.

Communications Committee: Reported that the seconded quarter re-cap letter will be going out in the next couple of weeks and the website is being updated.

Social Committee: Reported that the Easter Egg Hunt will be held on April 19th. Signs will be placed at the entrances for reminders.

COMMITTEE REPORTS CONTINUED:

Neighborhood Watch: There was no formal report for the month.

NEW BUSINESS

The Board was provided with a proposal for the 2014 pond maintenance. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal as presented from Designs by Sundown.

The Board was presented with the proposal for the 2013 tax returns and audit. After review and discussion a motion was made, seconded and with no public comment unanimously passed to approve the proposal from Beichle and Associates.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:13 p.m. The next meeting of the Board will on June 11, 2014 at 5:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 11^h day of June 2014.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____ Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 11, 2014**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on June 19, 2014. Present were: Dick Rock, Ken Patton, Amy Abraham, Stan Zahn and Karl Gieb. Also present was James Fletcher with PCMS. Director Rock called the meeting to order at 5:36 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Mr. Fletcher noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

HOMEOWNER MEMBER AND PUBLIC FORUM:

There were several owners in attendance, the Board and management fielded a variety of questions and comments.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The next item of business was to review the April 9, 2014, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the April 9, 2014 record of proceedings with one correction.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through April 30, 2014, were reviewed by the Board. Upon final review, motion was made, seconded, and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the month ending through April 30, 2014.

LEGAL REPORTS:

The Board was provided with updates from Orten, Cavanagh, Richmond, and Holmes.

COMMITTEE REPORTS:

Design Review Committee: The Committee has reviewed and approved five submittals and denied one.

Communications Committee: Reported that the website has been updated. The Committee requested that PCMS start updating the website for the Committee.

Social Committee: Reported that the next social event will be the National Night Out on August 4, 2014 from 7:00 p.m. to 8:00 p.m.

COMMITTEE REPORTS CONTINUED:

Neighborhood Watch: There was no formal report for the month.

NEW BUSINESS

The Board was provided with a proposal for the installation of a basketball court. Due to the expense of the court the Board decided to table the proposal.

The Board was presented with proposals from ColoradoScapes for the removal of dead trees, the installation of two new pines along Coal Mine Road, and the installation of new mulch around the clubhouse. After review, a motion was made seconded and with no public comment unanimously passed to approve the proposals as presented.

The Board was provided with proposals from Prep-Rite to stain, tighten and repair the play structure, stain the entry monuments and touch up the metal brackets around the clubhouse. After review, a motion was made seconded and with no public comment unanimously passed to approve the proposals as presented.

Mr. Fletcher provided the Board with a couple of owner communications. The first was regarding a neighbor block party. After discussion it was noted that the owner may hold a party on the block but must first contact the fire department to close off the street. The second was in reference to cars that are speeding through the community. After discussion it determined that the owner needs to call the police to set up a patrol in the community. The last was regarding an out of control party at the clubhouse. After discussion the Board determined that the deposit needs to be held due to the additional cleaning cost. Also, the Board is suspending the use of the clubhouse for this owner, if they choose to come speak with the Board regarding the usage they may attend the next Board of Directors meeting.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:52 p.m. The next meeting of the Board will on August 13, 2014 at 5:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 13^h day of August 2014.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 13, 2014**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on August 13, 2014. Present were: Dick Rock, Ken Patton, Amy Abraham, Stan Zahn and Karl Gieb. Also present was James Fletcher with PCMS. Director Rock called the meeting to order at 5:31 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Mr. Fletcher noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

HOMEOWNER MEMBER AND PUBLIC FORUM:

There were two owners in attendance. The Board and management fielded a variety of questions and comments regarding the common area and the upkeep of the property.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The next item of business was to review the June 11, 2014, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the June 11, 2014 record of proceedings with one correction.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through June 30, 2014, were reviewed by the Board. Upon final review, motion was made, seconded, and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the month ending through June 30, 2014.

LEGAL REPORTS:

The Board was provided with updates from Orten, Cavanagh, Richmond, and Holmes.

COMMITTEE REPORTS:

Design Review Committee: The Committee had no update for the month.

Communications Committee: The Committee had no update for the month.

Social Committee: Reported that the National Night Out on August 4th was a good turn out. The next event will be the Fall Fest in October.

Neighborhood Watch: There was no formal report for the month.

UNFINISHED BUSINESS

The Board was provided with a proposal for new garage sale signs. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal as presented.

NEW BUSINESS

The Board was provided with an email from an owner requesting a paint extension. After review, a motion was made, seconded and with no public comments unanimously passed to approve an extension until June 1, 2015.

The Board was provided with an email from Director Zahn regarding the parking of vehicles on the Calhoun hammerhead. Mr. Fletcher explained that the owners that are parking there have been sent a letter and he will keep up on the enforcement of the parking on this hammerhead.

The Board was provided an email from an owner that was having some work done on his rear yard and caused some damage to the open space behind his home. Mr. Fletcher explained that the owner will be leveling out the ground and replacing the sod that was damaged.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:28 p.m. The next meeting will be the Annual Meeting on October 8, 2014, 6:00 p.m. at Columbine High School.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 10th day of December 2014.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 10, 2014**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on December 10, 2014. Present were: Dick Rock, Ken Patton, Amy Abraham, Stan Zahn and Karl Geib. Also present was James Fletcher with PCMS. Director Rock called the meeting to order at 5:31 p.m. and noted that there was a quorum.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

Mr. Fletcher noted that the general disclosure statements for those Board members present at the meeting have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

HOMEOWNER MEMBER AND PUBLIC FORUM:

There were two owners in attendance. The Board and management fielded a variety of questions and comments regarding the common area and the upkeep of the property.

Dave Roos was in attendance to discuss a portable basketball hoop violation. The Board discussed Mr. Roos' portable basketball hoop that is placed on the street. Mr. Roos would like to keep his portable basketball hoop on the street. The Board explained to Mr. Roos that the Association does not have authority to grant a variance for the basketball hoop to be placed on the public right-of-way. The Association gave Mr. Roos until January 15, 2015 to remove the hoop.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The next item of business was the review of the August 13, 2014, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the August 13, 2014 record of proceedings with the correction on the spelling of Director Geib's name.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through October 31, 2014, were reviewed by the Board. Upon final review, motion was made, seconded, and with no public comment, unanimously passed to accept and file for audit the financial and delinquency reports for the month ending through October 31, 2014.

LEGAL REPORTS:

The Board was provided with updates from Orten, Cavanagh, Richmond, and Holmes.

COMMITTEE REPORTS:

Design Review Committee: The Committee had no report for the month.

COMMITTEE REPORTS CONTINUED:

Communications Committee: The Committee had requested a new Board meeting notification sign, Mr. Fletcher will seek proposals for the sign.

Social Committee: The next event will be the clubhouse visit from Santa on December 12, 2014 from 6:00 p.m. to 8:00 p.m.

Neighborhood Watch: There was no formal report for the month.

MANAGEMENT REPORT:

Ratification of Electronic Consent: Upon review, a motion was made, seconded and without public comment unanimously passed to approve the Board's electronic consent for the installation of a sidewalk to the "path to nowhere".

NEW BUSINESS

The Board was provided with an email from an owner requesting speed limit signs for the community. The Board requested that Mr. Fletcher obtain proposals for the signs.

The Board discussed advertising on the website. Mr. Fletcher will speak with Mark Eames to see if he has any guidelines in place for other communities.

Mr. Parsons was in attendance to discuss his unapproved patio. After discussion, a motion was made to table the discussion until the February 2015 Board meeting. Mr. Fletcher will send all correspondence regarding the patio installation to the Board.

The Board was provided with the new Design Review Form and Paint Guidelines. After review and discussion, a motion was made seconded and with no public comment unanimously passed to approve the Form and Guidelines as presented.

The Board was presented with the 2013 Audit. After review, a motion was made, seconded and with no public comment unanimously passed to approve the audit as presented.

The Board discussed the trash service regarding the delays and missed days. The Board requested that Mr. Fletcher place Waste Management on notice regarding the service concerns and go out to bid for the community trash service.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:28 p.m. The next Board meeting is scheduled for February 11, 2015, at the Clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 11th day of February 2015.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent