

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 8, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on April 8, 2015. Present were: Dick Rock, Ken Patton, Stan Zahn and Karl Geib. 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.

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 the review of the December 10, 2014, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the December 10, 2014 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through February 28, 2015, 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, 2015.

LEGAL REPORTS:

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

COMMITTEE REPORTS:

Design Review Committee: The Committee reported that there are three submittals out for review at this time.

The Committee also received a resignation from Debbie Meyer. The Board thanked Mrs. Meyer for her years of service to the community on this committee. After hesitation, a motion was made, seconded and with no public comment unanimously passed to accept her resignation.

The Board also needed to appoint a new chair to the Design Review Committee. After discussion, a motion was made, seconded and with no public comment unanimously passed to appointment Mrs. Arlene Riedmuller as the chair of the DRC.

The Committee will need another member, Mr. Fletcher will send out an enews to solicit for this position.

Communications Committee: Director Abraham and James Fletcher will be getting together to go over the website so that PCMS can start managing the site for the Committee.

Social Committee: Director Abraham noted that the Easter Egg Hunt was a great success again this year and had a great turn out.

COMMITTEE REPORTS CONTINUED:

Neighborhood Watch: Arlene Riedmuller was in attendance to update the Board that she needs some more block captains and a coordinator. Mr. Fletcher will send out and enews to solicit for these positions.

NEW BUSINESS

The Board was provided with an email from an owner requesting that the fine be removed from his account regarding the placement of a basketball hoop on the street. After review, a motion was made, seconded and with no public comment unanimously passed to remove the fine from the account as the hoop has been removed.

The Board was presented with the 2015 Pond Maintenance Contract. After review, a motion was made, seconded and with no public comment unanimously passed to approve the contract as presented.

The Board was provided with the 2014 audit engagement letter. After review, a motion was made seconded and with no public comment unanimously passed to approve the engagement letter as presented.

The Board was provided with a proposal for solar lights to be installed at the mailboxes. The Board will take a look at night to determine how many mailboxes need lighting.

The Board was provided with the 2012 and 2013 audits. After review, a motion was made, seconded and with no public comment unanimously passed to approve the 2012 and 2013 audits as presented.

James Fletcher provided the Board with multiple options for the new play structure. After review, an owner suggested that the Board send out a survey for which structure the owners would like to see at the playground. Mr. Fletcher will put together a survey to be sent out to the owners.

HOMEOWNER CORRESPONDENCE

There were three emails passed along to the Board for review. The first was regarding some drainage issues from one property to the next and the lights that were installed on the home, the second was requesting information regarding common area leasing and the third was requesting that the Board look into a class action lawsuit regarding concrete.

Director Rock will speak with the owner regarding the drainage and that he will need to contact Jefferson County about the drainage concerns. The lights were approved by the committee and will be allowed to remain.

The Board will look back into the records to see if there is an attorney opinion letter regarding the sale or lease of common area.

The Board asked to see if anyone in attendance had any driveway issues. Hearing none, the Board suggested the owner contact Lennar to see if there are any options for them under the home warranty.

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 June 10, 2015, at the Clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 10th day of June 2015.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 10, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on June 10, 2015. Present were: Dick Rock, Karl Geib, Amy Abraham, and Stan Zahn. Also present were James Fletcher with PCMS and four homeowners. 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 a five 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 the review of the April 8, 2015, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the April 8, 2015 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through April 30, 2015, 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, 2015.

LEGAL REPORTS:

There was no legal report for the month.

COMMITTEE REPORTS:

Design Review Committee: There was not a formal report from the Committee. The Committee received a request from an owner to review the requirement for the neighboring signatures on the Design Review Form. At this time the Board requested that if an owner submits the form without neighboring signatures, that those just be submitted to the Committee without the signatures.

Communications Committee: Director Abraham and James Fletcher have gotten together on the website, all information is updated.

Social Committee: Director Abraham noted that the Fourth of July Parade and fire truck will be on site on July 4, 2015 at 9:00 a.m.

Neighborhood Watch: There was no formal report from neighborhood watch.

MANAGEMENT REPORT:

The Board approved the replenishment of mulch and the installation of the new play ground via electronic consent. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the electronic consent.

NEW BUSINESS

The Board was provided with proposals for the hammerhead repairs and crack filling. After review and discussion, a motion was made seconded and with no public comment unanimously passed to approve the proposal from Rose Paving.

The Board was presented with the under drain scoping proposals. After review, a motion was made, seconded and with no public comment unanimously passed to approve Underground Leak Detectors for the scoping of the under drains.

The Board was provided with proposals for the removal of the cottonwood trees at the front entrance off of Depew. After review, a motion was made seconded and with no public comment unanimously passed to approve the proposal from Columbine Tree Service.

The Board was provided with a proposal for the installation of a secondary door and entry system for the clubhouse for owners to use the restroom. After review, a motion was made, seconded and with no public comment unanimously denied this installation.

The Board was provided with the draft covenant amendment. After review, a motion was made, seconded and with no public comment unanimously passed to approve the draft amendment as presented.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:34 p.m. The next Board meeting is scheduled for August 12, 2015, at the Clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 12th day of August 2015.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 12, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on August 12, 2015. Present were: Dick Rock, Karl Geib, Amy Abraham, and Stan Zahn. Also present were James Fletcher with PCMS and nine homeowners. 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 first item of business was the review of the June 6, 2015, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the June 6, 2015 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through June 30, 2015, 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, 2015.

LEGAL REPORTS:

There was no legal report for the month.

COMMITTEE REPORTS:

Design Review Committee: There was not a formal report from the Committee.

Communications Committee: There was not a formal report from the Committee.

Social Committee: Director Abraham noted that the Harvest Fest will be coming soon and to please watch for more details.

Neighborhood Watch: Arlene Reidmuller was in attendance and reported that the National Night Out was a great success and there were one-hundred thirty five (135) people that showed up.

MANAGEMENT REPORT:

The Board approved various proposals from ColoradoScapes via electronic consent. After review, a motion was made, seconded and with no public comment unanimously passed to approve the electronic consent for the replacement of dead plant material and the refreshing of mulch at the clubhouse.

NEW BUSINESS

The Board was provided with proposals for the replacement of the trees that were removed at the Depew entrance. At this time, the Board will be seeking some additional proposals.

NEW BUSINESS CONTINUED

Arlene Reidmuller was in attendance to discuss the Jeffco CoHope. The Jeffco CoHope is a Jefferson County program for all HOA's with the county. The Jeffco CoHope costs \$20 a year, per Association and there would need to be a designated representative from Vintage Reserve. After discussion, a motion was made, seconded and with no public comment unanimously passed to approve joining the Jeffco CoHope and appointing Dick Rock as the representative.

The Board was provided with correspondence from an owner that has a couple of requests regarding the common area. After discussion it was noted that the issues have been addressed at this time.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:48 p.m. The next meeting is the Annual Meeting which is scheduled for October 14, 2015, at Columbine High School.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 9th day of December 2015.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 9, 2015**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on December 9, 2015. Present were: Dick Rock, Ken Patton and Karl Geib. Also present were James Fletcher with PCMS and nine homeowners. Director Rock called the meeting to order at 5:32 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.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was the review of the August 12, 2015, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the August 12, 2015 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through October 31, 2015, 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, 2015.

LEGAL REPORTS:

There was no legal report for the month.

COMMITTEE REPORTS:

Design Review Committee: There was not a formal report from the Committee.

Communications Committee: There was not a formal report from the Committee. Since PCMS is updating the website, a motion was made seconded and with no public comment unanimously passed to dissolve the Communications Committee.

Social Committee: There was not a formal report from the Committee.

Neighborhood Watch: There was not a formal report from the Committee.

MANAGEMENT REPORT:

The Board approved a proposal from ColoradoScapes via electronic consent for the installation of three trees. After review, a motion was made, seconded and with no public comment unanimously passed to approve the electronic consent for the installation of three trees.

NEW BUSINESS

The Board was provided with a proposal from Orten, Cavanagh and Holmes. After discussion, the Board requested a couple of more proposals to review.

NEW BUSINESS CONTINUED

The Board was provided with an email from an owner asking if the Association considered joining NextDoor.com. After discussion, it was noted that the Association will put a link to the NextDoor site on the website. The Board did not think this was necessary as the Association already has a website.

The Board solicited vote tabulators to count the consent forms for the Declaration Amendment. Arlene Reidmuller and Paul Stefko volunteered to count the consent forms and reported that there were one hundred and eleven (111) affirmative votes and four (4) against.

Paul Stefko volunteered to also count the ballots for the 2015 Board election and 2016 Budget Ratification. After the ballots were counted the Association congratulated Arlene Reidmuller and Reed Osbourne on being elected to the Board and Ken Patton on being reelected to the Board.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:09 p.m. The next Board meeting is scheduled for February 10, 2016, at the clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 10th day of February 2015.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent