

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRAURY 13, 2013**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on February 13, 2013. Present were: Dick Rock, Amy Abraham, Ken Patton and Stanley Zahn. 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 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 12, 2012, record of proceedings. Motion was made, seconded and with no public comment, unanimously passed to accept the December 12, 2012 record of proceedings as written and presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through December 31, 2012, 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, 2012.

LEGAL REPORTS:

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

COMMITTEE REPORTS:

Open Space Improvement Committee: There was no report for the month.

Design Review Committee: There was no report for the month.

Covenant Review Committee: There was no report for the month.

Communications Committee: There was no report for the month.

Neighborhood Watch: Arlene Riedmuller was in attendance and updated the Board that the National Night out is August 5, 2013 and would like to reserve the club house for the event. The Board suggested that Mr. Fletcher double check the calendar and schedule the event.

NEW BUSINESS

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

The Board was presented with a bid from Swingle Tree for the deep root fertilization of the cottonwood trees at the Depew entrance. After review and discussion a motion was made, seconded and with no public comment unanimously passed to approve the proposal as presented.

Mr. Fletcher provided the Board with a proposal to complete the remainder of the rock replacement project west of the clubhouse. After review, a motion was made, seconded and with no public comment unanimously passed to approve the rock bid as presented.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:55 p.m. The next meeting of the Board will be held on April 13, 2013 at 4:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 13th day of April 2013.

VINTAGE RESERVE HOA BOARD OF DIRECTORS
By _____ Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 10, 2013**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on April 10, 2013. Present were: Dick Rock, Amy Abraham, Ken Patton and Stanley Zahn. 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 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 13, 2013, record of proceedings. Motion was made, seconded and with no public comment, unanimously passed to accept the February 13, 2013 record of proceedings as written and presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through February 28, 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 February 28, 2013.

LEGAL REPORTS:

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

COMMITTEE REPORTS:

Open Space Improvement Committee: There was no report for the month.

Design Review Committee: The Committee was provided with the 2013 paint list from James Fletcher. The Committee is reviewing the list and sending comments to Deb Meyer, she will put the comment together and send the back to Mr. Fletcher.

Covenant Review Committee: There was no report for the month.

Communications Committee: There was no report for the month.

Neighborhood Watch: There was no report for the month.

MANAGEMENT REPORT

At their monthly work session the Board took action on two items that need to be ratified. The first item was the pond contract for 2013, after review a motion was made, seconded and with no public comment unanimously passed to approve the pond contract. The second item was the resignation letter that the Board received from Nancy Harney. After review, motion was made, seconded and with no public comment unanimously passed to approve the resignation as submitted.

NEW BUSINESS

The Board was provided with proposals for the paint of the Association owned structures. After review, a motion was made seconded and with no public comment unanimously passed to approve the contract from A to Z Painting. The Board would also like to maybe change the color of the clubhouse and gazebo. Mr. Fletcher will speak with the painters to come up with colors that will not fade as quickly.

The was given a couple of proposals for the pond rock boarder. After discussion, the Board will look into other options for the pond boarder.

Director Rock provided the Board with the new Denver Water rates and pentlies for 2013 which go into effect on June 1, 2013. James Fletcher explained that he has filled out and returned the required paperwork to Denver Water for their budget program. Mr. Fletcher will provide the Board with any addition information he receives from Denver Water.

Mr. Fletcher provided the Board with an email from an owner asking about the 2013 garage sale. After review it was determined that the garage sale will be held on the same day as the surrounding neighborhoods. Notification will be sent out and posted in the community.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:27 p.m. The next meeting of the Board will be held on June 12, 2013 at 5:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 12th day of June 2013.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____ Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 12, 2013**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on June 12, 2013. Present were: Dick Rock, Amy Abraham, Ken Patton and Stanley Zahn. 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 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 10, 2013, record of proceedings. Motion was made, seconded and with no public comment, unanimously passed to accept the April 10, 2013 record of proceedings as written and presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through April 30, 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 April 30, 2013.

LEGAL REPORTS:

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

COMMITTEE REPORTS:

Open Space Improvement Committee: There was no report for the month.

Design Review Committee: The Committee reviewed just one submittal this month that was approved.

Covenant Review Committee: There was no report for the month.

Communications Committee: There was no report for the month.

Neighborhood Watch: Arlene Riedmuller was in attendance for Neighborhood Watch and informed the Board of the National Night Out event in August. There was also a discussion regarding the cost of the event and after review, a motion was made, seconded and with no public comment unanimously passed to approve the cost of the event to be paid out of the social budget.

MANAGEMENT REPORT

Between their bi-monthly Board meetings the Board took electronic action on a business matter that required ratification. The first item was the installation of a split rail fence on common property, after review a motion was made, seconded and with no public comment unanimously passed to approve the installation of the split rail fence.

NEW BUSINESS

The Board was provided with five paint mockups for review for the painting of the clubhouse and guard shacks. After review, a motion was made, seconded and with no public comment unanimously passed to accept scheme number four(4).

The Board was given a proposal for the plants in the common tract north of the clubhouse. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the proposal for the area minus one of the trees that was proposed.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:27 p.m. The next meeting of the Board will be held on August 14, 2013 at 5:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 14th day of August 2013.
VINTAGE RESERVE HOA BOARD OF DIRECTORS
By _____ Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 14, 2013**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on August 15, 2013. Present were: Dick Rock, Amy Abraham and Stanley Zahn. Also present was James Fletcher with PCMS. Director Rock called the meeting to order at 5:34 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 June 12, 2013, record of proceedings. Motion was made, seconded and with no public comment, unanimously passed to accept the June 12, 2013 record of proceedings as written and presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through July 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 July 31, 2013.

LEGAL REPORTS:

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

COMMITTEE REPORTS:

Open Space Improvement Committee: There was no report for the month.

Design Review Committee: The Committee reviewed one submittal this month that was approved.

Covenant Review Committee: There was no report for the month.

Communications Committee: There was no report for the month.

Neighborhood Watch: Arlene Riedmuller was in attendance for Neighborhood Watch and informed the Board that National Night Out was a success, over one hundred owners attended and the kids had a great time. She also let the Board know that the Crime Officer for Jefferson County has been moved back to the street division and that she is unsure of the Neighborhood Watch moving forward.

MANAGEMENT REPORT

Mr. Fletcher had received an email from Maryanne Egli regarding the notice of termination of contract. The Board would like to solicit from within the community for a new cleaning company. Mr. Fletcher will prepare an Enews for the community.

NEW BUSINESS

The Board was provided with three proposals for the 2013 trash contract. After review, a motion was made seconded and with no public comment unanimously decided not to change the trash carriers pending the pick up date can change and have Waste Connections provide their policy on spill/leak clean up.

The Board was given a proposal from ColoradoScapes for the replacement of trees for the fall. Director Rock noted that he found a nursery with some great pricing and he will check with them for another proposal to compare pricing.

Mr. Fletcher provided the Board with three emails from owners. The first was regarding the rocks being thrown in the pond, the owner thought that a sign would be helpful to remind kids not to throw the rocks in the ponds. After review, the Board took no action as there are already enough signs in the area. The second was regarding the weeds in the curb and gutter transition, the owner was hoping that the HOA would take care of this but it was noted that the roads are maintained by Jefferson County. The last was regarding the meeting time, the Board feels that the 5:30pm time is good and that owners are more than welcome to come later in the meeting and still be heard.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:27 p.m. The next meeting of the Board will be the Annual Meeting October 9, 2013 at 6:00 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 11th day of December 2013.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____ Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 11, 2013**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on December 11, 2013. Present were: Dick Rock, Ken Patton, Amy Abraham and Karl Gieb. Also present was James Fletcher with PCMS. Director Rock called the meeting to order at 5:34 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 August 14, 2013, record of proceedings. Motion was made, seconded and with no public comment, unanimously passed to accept the August 14, 2013 record of proceedings as written and presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through October 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 October 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 one submittal this month that was approved.

Covenant Review Committee: There was no report for the month.

Communications Committee: There was no report for the month.

Social Committee: The social committee reported that Santa will be at the Vintage Reserve clubhouse on December 12, 2013 from 6:00 p.m. to 8:00 p.m.

Ms. Kathy Recker also updated the Board that the Holiday Lighting Contest will be conducted on December 18, 2013 and contest winners will be provided with a gift card and a sign for their yard stating that they were a winner in the contest.

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

NEW BUSINESS

The Board was provided with a proposal from Colorado Scapes to install a drain on East Euclid Place due to standing water and mosquito issues during the summer. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal as presented.

The Board was presented with a proposal from Full Spectrum Lighting to convert the in ground fixtures to compact fluorescent bulbs and eliminate the need for ballasts in those fixtures. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal as presented.

The Board was provided with the updated Collection Policy and Procedures, after review, a motion was made seconded and with no public comment unanimously passed to approved the Collection Policy and Procedures as amended.

The Board was presented with the Water Conservation and Drought Mitigation Policy. After review, a motion was made, seconded and with no public comment unanimously passed to approve the Policy as presented.

The Board received an email from an owner requesting the Association install dog stations throughout the community. After review, it was determined that the owners within Vintage Reserve are very good at picking up after their dogs and the dog owners that leave behind messes are not Vintage Reserve owners and the dog stations would not make a significant difference.

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 12th day of February 2014.

VINTAGE RESERVE HOA BOARD OF DIRECTORS
By _____ Secretary/Authorized Agent