

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 10, 2016**

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: Ken Patton, Karl Geib, Arlene Riedmuller and Reed Osborne. Also present were James Fletcher with PCMS and nine homeowners. Director Patton 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 two owners in attendance and did not have any comments or suggestion for the Board.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was the review of the December 9, 2015, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the December 9, 2015 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

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

LEGAL REPORTS:

There was no legal report for the month.

COMMITTEE REPORTS:

Design Review Committee: Director Riedmuller informed the Board that all of the members from the Design Review Committee have been given a paint pallet book. These books should be returned when the term of the Committee member has expired.

Social Committee: Amy Abraham has volunteered to chair this Committee for 2016.

Neighborhood Watch: Dick Rock updated the Board that there is a new Sherriff for the Neighborhood Watch and that he will be meeting with him in March.

MANAGEMENT REPORT:

The Board approved the nominations and election of officers via electronic consent. After review, a motion was made, seconded and with no public comment unanimously passed

MANAGEMENT REPORT CONTINUED:

to approve the following officers for 2016; Ken Patton, President; Stan Zahn, Vice President; Karl Geib, Treasurer; Arlene Riedmuller, Secretary; and Reed Osborne, Member at Large.

NEW BUSINESS

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

The Board was presented with a proposal to the Board for the staining of the split rail fence throughout the community. After review, it was requested that Mr. Fletcher seek proposals for removing the fence.

The Board was provided with an email from an owner request that the Association purchase a few folding tables for the clubhouse. After discussion a motion was made, seconded and with no public comment unanimously passed to approve the purchase of two tables and a new vacuum.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:32 p.m. The next Board meeting is scheduled for April 13, 2016, at the clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 13th day of April 2016.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 13, 2016**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on April 13, 2016. Present were: Stan Zahn, Karl Geib and Arlene Riedmuller. Also present were James Fletcher with PCMS and six homeowners. Director Zahn called the meeting to order at 5:30p.m. and noted that there was a quorum.

BOARD MEMBER RESIGNATION:

The Board was presented with a resignation letter from Ken Patton. After review, a motion was made, seconded and with no public comment unanimously accepted the letter of resignation. The Board would like the minutes to reflect a "Thank you" to Ken Patton for his service to the Community.

BOARD MEMBER APPOINTMENT:

The Board needed to fill the vacated Board seat. After discussion, a motion was made, seconded and with no public comment unanimously passed to appoint Mr. Dick Rock to the Board to fill the vacated Board seat for the remainder of the term.

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 few owners in attendance and had a few questions and comments for the Board.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was the review of the February 10, 2016, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the February 10, 2016 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through February 29, 2016, 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 29, 2016.

LEGAL REPORTS:

There was no legal report for the month.

COMMITTEE REPORTS:

Design Review Committee: Director Riedmuller informed the Board the Committee has reviewed all submitted plans and are starting to see the spring submittals

COMMITTEE REPORTS CONTINUED:

Social Committee: Just a note that the Easter Egg hunt was cancelled due to weather and the next event will be the Fourth of July Parade. The garage sale will be held June 3 and 4, signs will be placed at the entrance.

Neighborhood Watch: Dick Rock updated the Board that the National Night Out will be in August.

NEW BUSINESS

The Board was presented with a proposal for the staining of the split rail fence and for the removal throughout the community. After review, it was requested that Mr. Fletcher have the proposal revised. Mr. Fletcher will send that out via email for review.

The Board was provided with proposals for the 2016 legal services. After discussion, a motion was made, seconded and with no public comment unanimously passed to approve the proposal from Tobey and Johnston as presented.

The Board was presented with an email from an owner regarding rabbit removal. After review, a motion was made seconded and with no public comment unanimously passed to not move forward with any rabbit trapping at this time.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:22 p.m. The next Board meeting is scheduled for June 8, 2016, at the clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 8th day of June 2016.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 8, 2016**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on June 8, 2016. Present were: Dick Rock, Stan Zahn, Karl Geib, Arlene Riedmuller and Reed Osborne. Also present were James Fletcher with PCMS and one homeowner. Director Rock called the meeting to order at 5:30p.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 was one owner in attendance and did not have anything for the Board.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was the review of the April 13, 2016, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the April 13, 2016 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through April 30, 2016, 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, 2016.

LEGAL REPORTS:

There was no legal report for the month.

COMMITTEE REPORTS:

Design Review Committee: Director Riedmuller informed the Board that the Committee has reviewed all submitted plans and have denied two, one for an opaque garage door and one for wrought iron railing in the front of the home.

Social Committee: The next event will be the Fourth of July Parade. A flyer will be sent out in advance of the event via enews.

Neighborhood Watch: There was no formal report for the month but Dick Rock updated the Board that the National Night Out will be in August.

MANAGEMENT REPORT

The Board approved the installation of the drip system for the new trees along Depew via electronic consent. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal for the drip line installation.

NEW BUSINESS

The Board was presented with an email from an owner regarding community trash cans. After review, it was determined that installing more cans in the community will only cause more issues with the emptying of the cans and the wind blowing trash around the community. No action will be taken at this time.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:22 p.m. The next Board meeting is scheduled for August 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 August 2016.

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

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 10, 2016**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on August 10, 2016. Present were: Dick Rock, Stan Zahn, Karl Geib, Arlene Riedmuller and Reed Osborne. Also present was James Fletcher with PCMS and one homeowner, Dave Roos. Director Rock called the meeting to order at 5:30p.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:

Mr. David Roos was in attendance to discuss the mowing of the native areas in Vintage Reserve. There was a lengthy conversation regarding the mowing of native areas around the Denver Metro area. After final discussion, a motion was made, seconded and with no public comment, the Board unanimously decided to not mow the native areas until late August/early September and will cut a beauty-band along fence lines and sidewalks.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was the review of the June 8, 2016, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the June 8, 2016 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through June 30, 2016, 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, 2016.

LEGAL REPORTS:

There was no legal report for the month.

COMMITTEE REPORTS:

Design Review Committee: There was not a formal report but a question on submittals; can the owners be emailed the approval once approved? Mr. Fletcher let the Board know that if the owners provide an email address PCMS will return those via email.

Social Committee: No formal report was presented for the month.

Neighborhood Watch: National Night Out was a great success, it was reported that there were 96 attendees to National Night Out. There were 54 adults and 42 kids.

NEW BUSINESS

The Board was presented with an email from an owner regarding the installation of trees along the pathway on the West side of the community. After review, it was determined that the Board will look into those locations on their fall walk.

The Board was provided with a proposal from ColoradoScapes for the repairs to the rear patio at the clubhouse. 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 proposal to update the Reserve Study. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal from Bourne Consulting to update the Reserve Study.

The Board was presented with a proposal for the hammerhead repairs. After review, it was noted that Director Rock and Mr. Fletcher will walk the areas to determine what needs to be completed this year.

There was a discussion regarding the under drain system. At this time, the work as been tabled until the reserve study update is completed.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:22 p.m. The next meeting scheduled is the Annual Meeting for October 12, 2016, at Columbine High School.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 14th day of December 2016.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 21, 2016**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on December 21, 2016. Present were: Dick Rock, Stan Zahn, Karl Geib and Arlene Riedmuller. Also present was James Fletcher with PCMS and one homeowner, Paul and Nancy Stefko. Director Rock called the meeting to order at 5:30p.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 no inquiries from the owners in attendance.

OFFICER REPORTS

RECORD OF PROCEEDINGS:

The first item of business was the review of the August 10, 2016, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the August 10, 2016 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through October 31, 2016, 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, 2016.

LEGAL REPORTS:

There was no legal report for the month.

COMMITTEE REPORTS:

Design Review Committee: Arlene Riedmuller was in attendance and let the Board know that the Committee approved a rear patio that will be constructed of polymeric sand on Hoover Drive due to settle issues on the patio.

Social Committee: The Board received an email from an owner interested in the Social Committee Chair. After review, a motion was made, seconded and with no public comment unanimously passed to appoint Katy Dunne to head the social committee.

Neighborhood Watch: The Neighborhood Watch report is to be removed from the agenda.

UNFINISHED BUSINESS

The Board had approved the following by electronic consent; the removal of the fencing along Coal Mine, the extension of the painting for a radon pipe, new mats for the clubhouse and the concrete and asphalt repairs. After review, a motion was made, seconded and with no public comment unanimously passed to approve the electronic consents.

NEW BUSINESS

The Board of Directors was approached by a couple of owners regarding the Board Meeting time. After discussion, a motion was made, seconded and with no public comment unanimously approved to move the meeting times to 6:00 p.m.

The Board discussed the matter of “for profit” rentals. After review, a motion was made, seconded, and with no public comment unanimously passed to allow the rentals on a case-by-case bases to approve the “for profit” rentals.

The Board was presented with proposals for the interior painting of the clubhouse. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal from Prep-Rite Coatings and Contracting.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:09 p.m. The next meeting scheduled is for February 8, 2017, the Vintage Reserve Clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 8th day of February 2017.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent