

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 12, 2018**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on December 12, 2018. Present were: Stan Zahn, Dick Rock, Arlene Riedmuller and Marc Dillemath. Also present was James Fletcher with PCMS. Director Zahn 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.

RECORD OF PROCEEDINGS:

The first item of business was the review of the August 8, 2018, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the August 8, 2018 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through October 31, 2018, 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, 2018.

COMMITTEE REPORTS:

Design Review Committee: Arlene Riedmuller updated the Board that the Committee in 2019 will be updating typos and grammatical errors within the guidelines and will also update the roof material specifications.

Social Committee: Mr. Fletcher updated the Board that Santa's trip to the Clubhouse on December 8, 2019 was great and have booked Santa for 2019.

MANAGEMENT REPORT:

It was noted for the minutes that the Board had approved the tree trimming removal project via email.

NEW BUSINESS:

The Board was provided with a proposal for drainage work on an owner's lot. After review and discussion, it was noted that this is an issue for the two neighbors to work out between them.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:58 p.m. The next Board meeting will be held on February 13, 2019, 5:30 p.m. at the Vintage Reserve Clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 13th day of February 2019.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 21, 2018**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on February 21, 2018. Present were: Stan Zahn, Dick Rock, Karl Geib and Arlene Riedmuller. Also present was James Fletcher with PCMS. Director Zahn called the meeting to order at 5:36 p.m. and noted that there was a quorum.

BOARD MEMBER APPOINTMENT:

The Board had an open Board seat due to the departure of Reed Osbourn. The Association sent out a solicitation to fill that position, there were two interested candidates. After review, a motion was made seconded and with no public comment unanimously passed to approve the appointment of Sean Pallas to fill the unexpired term of Reed Osbourn through October 2018.

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.

RECORD OF PROCEEDINGS:

The first item of business was the review of the December 13, 2017, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the December 13, 2017 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through December 31, 2017, 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, 2017.

COMMITTEE REPORTS:

Design Review Committee: Arlene Riedmuller provided the Board with the revised guidelines. After review, a motion was made, seconded and with no public comment unanimously passed to approve the revised guidelines with the discussed changes. The revised guidelines will be distributed to the owners via USPS.

Social Committee: There was no formal report for the month. There was a request for the purchase of sign boards for the Social Committee events. After discussion, a motion was made, seconded and with no public comment unanimously passed to approve the purchase of the sign boards out of the social budget.

NEW BUSINESS:

The Board was provided with a proposal to install a couple of sections of fencing between South Fenton Street and West Calhoun Place due to someone driving between the two streets. After review, the matter was tabled to see if this matter comes up again.

NEW BUSINESS CONTINUED:

The Board was presented with the 2016 audit and tax returns. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the audit.

The Board received a request for a garden contest. The Board suggested that the Social Committee looking into that contest.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:09 p.m. The next meeting is scheduled for April 11, 2018, the Vintage Reserve Clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 11th day of April 2018.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 11, 2018**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on April 11, 2018. Present were: Stan Zahn, Dick Rock, Arlene Riedmuller and Sean Pallas. Also present was James Fletcher with PCMS. Director Zahn 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 OPEN FORUM:

Paul and Nancy Stefko were in attendance to discuss the standing water behind their home in the open space. Since the Board is working on another drainage project, a motion was made, seconded and with no public comment approved to stop the current project and hire an engineer to come look at the three areas in the community that are still a problem.

RECORD OF PROCEEDINGS:

The first item of business was the review of the February 21, 2018, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the February 21, 2018 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through February 28, 2018, 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, 2018.

COMMITTEE REPORTS:

Design Review Committee: Arlene Riedmuller noted that the revised Section 2.07 No.3 was sent out to the community via enews.

Social Committee: Mr. Fletcher noted that the St. Patrick's Day and Easter events went great and were well attended.

MANAGEMENT REPORT:

The Board had approved the relocation of the pond float and the installation of a drain behind 6608 S. Harlan Street via electronic consent. After review a motion was made, seconded and with no public comment, unanimously approved the electronic consents as noted.

UNFINISHED BUSINESS:

The Board has been discussing the Vintage Reserve websites. Director Riedmuller requested an update on the PCMS website as the current site is not receiving much traffic. Mr. Fletcher will look into this and respond via email to the Board.

NEW BUSINESS:

The Board was provided with a proposal from Davey Tree for tree and shrub care throughout the community. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal from Davey minus the fall oak treatment which will be revisited at a later date.

NEW BUSINESS CONTINUED:

The Board was approached by Chris Hawksley, who is an owner on Chase St, about sponsoring a community clean up day. Mr. Hawksley would like to provide a roll-off to the community the weekend after the garage sale to get rid of any unwanted items. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the community clean up day to be sponsored by Mr. Chris Hawksley.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:39 p.m. The next meeting is scheduled for June 13, 2018, the Vintage Reserve Clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 13th day of June 2018.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 13, 2018**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on June 13, 2018. Present were: Stan Zahn, Dick Rock, Arlene Riedmuller and Sean Pallas. Also present was James Fletcher with PCMS. Director Zahn 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.

RECORD OF PROCEEDINGS:

The first item of business was the review of the April 11, 2018, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the April 11, 2018 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through April 30, 2018, 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, 2018.

COMMITTEE REPORTS:

Design Review Committee: Paul Stefko was in attendance and noted that owners are adding chicken wire to the bottom portion of the split rail fencing to keep the rabbits out. In addition, the stain color for the community was discussed. It was noted that Arlene Riedmuller will get with the committee in regards to these two matters regarding the fencing.

Social Committee: Arlene Riedmuller updated the Board, that the National Night Out will be held on August 7, 2018 from 6:00 p.m. to 8:00 p.m.

MANAGEMENT REPORT:

Kevin Cox was in attendance to update the Board on the status of the landscaping and irrigation in the community.

NEW BUSINESS:

The Board was provided with a proposal from Weather Trak who supplies the weather data to the ET controllers throughout the community. Mr. Kevin Cox will speak with Weather Trak to see if they can provide a multi-year contract.

The Board was provided with an email from an owner complimenting the Board on a job well done as the landscaping in the community looks great!

NEW BUSINESS CONTINUED:

The Board was presented with the resignation letter from Mr. Karl Geib. After review a motion was made, seconded and with no public comment unanimously passed to approve the resignation from Mr. Geib.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:38 p.m. The next meeting is scheduled for August 8, 2018, the Vintage Reserve Clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 8th day of August 2018.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 8, 2018**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on August 8, 2018. Present were: Stan Zahn, Dick Rock, Arlene Riedmuller and Sean Pallas. Also present was James Fletcher with PCMS. Director Zahn 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 OPEN FORUM:

Logan McMillian was in attendance to discuss mineral rights in the community.

RECORD OF PROCEEDINGS:

The first item of business was the review of the June 13, 2018, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the June 13, 2018 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through June 30, 2018, 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, 2018.

COMMITTEE REPORTS:

There was not a formal report for the month.

Social Committee: Arlene Riedmuller updated the Board, that National Night Out went well but had a lower turn out than last year.

MANAGEMENT REPORT:

Kevin Cox was in attendance to update the Board on the status of the landscaping and irrigation in the community.

The Board had approved the dead tree removal project via email. After review a motion was made, seconded and with no public comment unanimously passed to ratify the approval of the dead tree removal project.

NEW BUSINESS:

The Board was provided with a proposal from Phels Engineering. After review, the Board decided to hold on this matter.

The Board was provided with a spreadsheet regarding the trash contract. After review, a motion was made seconded and with no public comment unanimously passed to approve the proposal from the current provider, Waste Connections.

NEW BUSINESS CONTINUED:

The Board discussed the Annual Meeting. Mr. Fletcher will get with the school to check their availability.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:58 p.m. The next meeting is the Annual Meeting and the date will be determined via email. The next Board meeting will be held on December 12, 2018, 5:30 p.m. at the Vintage Reserve Clubhouse.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 8th day of August 2018.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent