

RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRAURY 13, 2019

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on February 13, 2019. 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 December 12, 2018, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the December 12, 2018 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

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

COMMITTEE REPORTS:

Design Review Committee: Arlene Riedmuller and Bill Davis presented the Board with the revised roofing guideline. After review and discussion, a motion was made, seconded and with no public comment unanimously passed to approve version one. Mr. Davis will make a couple of revisions and will send to PCMS for distribution to the residents.

Social Committee: Mr. Fletcher updated the Board that February 9, 2019 wine night at the clubhouse was well attend with 40 people. There will be a poker night on March 2, 2019 at the clubhouse. The annual garage sale will be held on June 7 & 8, 2019.

NEW BUSINESS:

The Board was provided with a proposal for the 2019 tree care. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the 2019 tree care proposal as presented.

The Board was presented with the proposals for the hammerhead repairs. Mr. Fletcher requested that the Board take a look at the areas to determine which areas they would like repaired in 2019.

The Board was provided with the 2017 Audit and Tax Return. After discussion, a motion was made, seconded and with no public comment unanimously passed to approve the 2017 audit and tax returns as presented.

NEW BUSINESS CONTINUED:

Mr. Fletcher provided his correspondence to an owner regarding the drainage on an **owner's** lot. Again, it was noted that this is a matter 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 6:41 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
April 10, 2019**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on April 10, 2019. 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 February 13, 2019, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the February 13, 2019 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through February 28, 2019, 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, 2019.

The Board discussed three delinquent accounts. After review, a motion was made, seconded and with no public comment unanimously passed to turn the three accounts over to the attorney's office for collection.

COMMITTEE REPORTS:

Design Review Committee: James Fletcher noted that the new roofing guidelines have been distributed to the residents.

Social Committee: Mr. Fletcher updated the Board that the Easter Egg Hunt will be on Saturday, April 20, 2019. A flyer will be distributed via email.

MANAGEMENT REPORT:

The Board discussed the matter of Foothill Recreation District and the resident and non-resident fee. After discussion, a motion was made, seconded and with no public comment unanimously passed to approve the absorption of the cost difference between the resident and non-resident rate for 2020 pending approval from legal counsel.

It was disclosed that the Board approved the hammerhead repair proposal via electronic consent.

NEW BUSINESS:

The Board was presented with a proposal for the 2019 pond maintenance. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the 2019 pond maintenance proposal with Designs By Sundown.

NEW BUSINESS CONTINUED:

The Board was provided with a proposal for the painting of the clubhouse and the guard shack. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the proposal from Prep-Rite as presented.

Director Riedmuller brought a request from an owner for a Little Library. After discussion, a motion was made, seconded and with no public comment unanimously approved the Little Library at the Clubhouse as presented with the added condition that the Little Library is maintained to the Association's Standards.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:50 p.m. The next Board meeting will be held on June 12, 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 12th day of June 2019.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 19, 2019

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on June 19, 2019. 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 10, 2019, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the April 10, 2019 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through April 30, 2019, 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, 2019.

The Board discussed one delinquent account. After review, a motion was made, seconded and with no public comment unanimously passed to turn the three accounts over to the **attorney's** office for collection.

COMMITTEE REPORTS:

Design Review Committee (DRC): Arlene Riedmuller and Bill Davis were in attendance to update the Board about an improvement that the DRC had denied. The submittal was denied due to the fact that the installation would be the first in the community and would not fit into the overall feel of the community. The DRC wanted to the Board to be aware of the denial in case the owner was to request a variance.

Social Committee: Mr. Fletcher updated Board that the Fourth of July Flyer was distributed via email.

Director Reidmuller noted that she will need volunteers to help scoop ice cream. Mr. Fletcher will put out a solicitation email for scoopers.

UNFINISHED BUSINESS:

Charmine Knighton was in attendance to update the Board on the little library at the Clubhouse. The grand opening party was held on June 8, 2019 about 50-60 people showed up and the donations of books was a success.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:50 p.m. The next Board meeting will be held on August 14, 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 14th day of August 2019.

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, 2019**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on August 14, 2019. Present were: Stan Zahn, Dick Rock, Arlene Riedmuller, Sean Pallas and Mark Dillemoth. 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.

RECORD OF PROCEEDINGS:

The first item of business was the review of the June 19, 2019, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the June 19, 2019 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through June 30, 2019, 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, 2019.

The Board had previously discussed one delinquent account. Mr. Fletcher updated the Board that the owner is now paid in full.

COMMITTEE REPORTS:

Design Review Committee (DRC): There was no formal update for the month.

Social Committee: There was no formal report for the month.

UNFINISHED BUSINESS:

The Board has been discussed taking over the Foothill Recreation Agreement from the District. At the last District meeting, the District Board decided not to continue the Foothills Recreation Agreement. After final discussion, a motion was made, seconded and with one comment from the public, unanimously passed to continue the Foothill Recreation Agreement under the Association and will add this line item to the 2020 budget.

NEW BUSINESS:

Kevin Cox was in attendance to discuss the watering of the common area and proposals for landscaping and bed improvements along Coal Mine and north of the clubhouse. After discussion a motion was made, seconded and with no public comment unanimously passed to approve proposal 1073 extending the beds and proposal 1075 to include Area 3, 4 and 5.

The Board was provided with three letters from an owner to the Associations' attorney Rich Johnston. This business matter will be tabled until the next meeting.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:50 p.m. The next Board meeting will be held on October 9, 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 14th day of August 2019.

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

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 9, 2019**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on October 9, 2019. Present were: Dick Rock, Arlene Riedmuller, Sean Pallas and Mark Dillemath. 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.

RECORD OF PROCEEDINGS:

The first item of business was the review of the August 14, 2019, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the August 14, 2019 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through August 31, 2019, 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 August 31, 2019.

COMMITTEE REPORTS:

Design Review Committee (DRC): There was no formal update for the month.

Social Committee: There was no formal report for the month.

MANAGEMENT REPORT:

It was disclosed that the Board had approved the proposals for the pond skimmer locks and motor pit exhaust fan replacements.

NEW BUSINESS:

The Board was presented with the 2018 audit and tax returns. After review a motion was made, seconded and with no public comment, unanimously passed to approve the 2018 audit and tax returns as presented.

The Board was provided with the proposed 2020 budget. After discussion a motion was made, seconded and with no public comment unanimously passed to approve the proposed 2020 budget as presented.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:50 p.m. The next Board meeting will be held on December 11, 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 11th day of December 2019.

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