

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 12, 2020**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on February 12, 2020. Present were: Stan Zahn, Dick Rock, Arlene Riedmuller and Mark Dillemath. 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.

NOMINATIONS AND ELECTION OF OFFICERS:

Upon review a motion was made, seconded and with no public comment unanimously passed to nominate and elect the following slate of Officers for 2020; Stan Zahn, President; Dick Rock, Vice President; Arlene Riedmuller, Treasurer/Secretary; Sean Pallas and Mark Dillemath, members at large.

RECORD OF PROCEEDINGS:

The first item of business was the review of the October 9, 2019, record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the October 9, 2019 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

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

COMMITTEE REPORTS:

Design Review Committee (DRC): Director Riedmuller noted that the DRC has an opening. Mr. Fletcher will send out an email regarding the open position.

Social Committee: The Social Committee will have a homeowner appreciate night on February 22, 2020 at the Clubhouse.

MANAGEMENT REPORT:

It was disclosed that the Board had approved the agreement from Foothill Recreation for 2020 membership.

NEW BUSINESS:

The Board was presented with an email from Director Riedmuller dated January 29, 2020. She had noted that there are two mailbox areas that are in need of repair. The Board will review this matter once the snow melts.

The Board was provided with the renewal of the contract with Cox Professional Landscaping Services (CPLS) for 2020. After discussion, a motion was made, seconded and with no public comment unanimously passed to approve the renewal from CPLS as presented.

The Board was provided with the contract renewal for Design by Sundown. After review, a motion was made, seconded and with no public comment unanimously passed to approve the contract renewal as presented.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:20 p.m. The next Board meeting will be held on April 8, 2020, 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 April 2020.

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, 2020**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on June 10, 2020. Present were: Stan Zahn, Dick Rock, Arlene Riedmuller, Sean Pallas and Mark Dillemath. Also present was James Fletcher with PCMS. Director Zahn called the meeting to order at 5:49 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 12, 2020 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the February 12, 2020 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through February 29, 2020, 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, 2020.

COMMITTEE REPORTS:

Design Review Committee (DRC): Director Riedmuller noted that there are a number of trees throughout the community that were hit with the early freeze in the fall and late freeze in the Spring. Additionally, there are some in the common area as well. Mr. Fletcher will get with CPLS and Davey Tree to review the situation.

Social Committee: The garage sale has limited traffic but was still held on the first weekend in June.

NEW BUSINESS:

Director Zahn had sent an email to the James Fletcher related to the timing of the mainline irrigation repairs. Mr. Fletcher explained that CPLS was waiting for some parts to complete those repairs.

The Board discussed the opening of the clubhouse after a two-month closure related to COVID -19. After discussion it was agreed that the clubhouse would open back up at 50% capacity at thirty-two (32) people.

The Board discussed a land use agreement for a piece of Association property. The property in question has an Association maintained perennial bed that abuts an owner's property. There is no delineation between the two properties which causes issues for the owner with maintenance and people on their lot. The land use agreement would run with the land and allow for the owner to improve and beautify the area. Mr. Fletcher will speak with Rich Johnston, the Associations attorney regarding this matter.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:26 p.m. The next Board meeting will be held on August 12, 2020, 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 August 2020.

VINTAGE RESERVE HOA BOARD OF DIRECTORS

By _____
Secretary/Authorized Agent

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 14, 2020**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on October 14, 2020. Present were: Stan Zahn, Dick Rock, Arlene Riedmuller, Sean Pallas and Mark Dillemath. Also present were James Fletcher with PCMS. Director Zahn 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.

RECORD OF PROCEEDINGS:

The first item of business was the review of the August 12, 2020 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the August 12, 2020 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through August 31, 2020, 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 months ending through August 31, 2020.

COMMITTEE REPORTS:

Design Review Committee (DRC): Director Riedmuller noted that the Committee was very quiet.

Social Committee: Noted that Santa will be at the clubhouse on December 10, 2020 from 6:00 p.m. to 8:00 p.m.

UNFINISHED BUSINESS:

Director Dillemath discussed the use of Round Up in the community by the landscaping contractor. Mr. Fletcher reported that he has communicated with CPLS and requested that the use of Round Up cease in Vintage Reserve.

NEW BUSINESS:

The Board discussed the parking issues that are being reported on the hammerheads. Mr. Fletcher will step up enforcement regarding the parking on the hammerheads.

The Board was provided with three proposed 2021 budgets. After discussion and review, a motion was made, seconded and with no public comment unanimously passed to approve the 2021 budget with no increase to the monthly assessments due to COVID -19, attachment A.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:46 p.m. The next Board meeting will be the Annual Meeting held on November 11, 2020, 6:30 p.m. via Zoom conference call.

In witness whereof, the foregoing has been duly executed by the Board of Directors.

VINTAGE RESERVE HOA BOARD OF DIRECTORS