

**RECORD OF PROCEEDINGS OF THE  
VINTAGE RESERVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 10, 2021**

**MEETING CALLED TO ORDER:**

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on February 10, 2021. Present were: Stan Zahn, Arlene Riedmuller, Sean Pallas and Mark Dillemath. Also present were 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 October 14, 2020 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the October 14, 2020 record of proceedings as presented.

**FINANCIAL REPORT REVIEW:**

The unaudited financial and delinquency reports through December 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 December 31, 2020.

**COMMITTEE REPORTS:**

Design Review Committee (DRC): The Committee was in attendance to discuss the matter of fencing stating with the Board. After discuss the committee will work up some language for the staining and maintenance of fencing in the community.

**MANAGEMENT REPORT:**

It was noted for the record that the Board approved the following via electronic consent; Landscaping work in Tract Q, the replacement of the fence in Tract Q and the proposals from CPLS for the work along Coal Mine.

**NEW BUSINESS:**

The Board was provided with a proposal from CPLS for the replenishment of breeze around the clubhouse and guard shack. After discussion and review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal as presented.

The Board was provided with a proposal from CPLS to replace a tree that died in the common area east of Ames Ct. After review, a motion was made seconded and with no public comment unanimously passed to approve the proposal from CPLS.

**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 held on April 14, 2021, 5:30 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

**RECORD OF PROCEEDINGS OF THE  
VINTAGE RESERVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 14, 2021**

**MEETING CALLED TO ORDER:**

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on April 14, 2021. Present were: Stan Zahn, Arlene Riedmuller, Sean Pallas and Mark Dillemath. Also present were James Fletcher with PCMS. Director Zahn called the meeting to order at 5:38 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 10, 2021 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the February 10, 2021 record of proceedings as presented.

**FINANCIAL REPORT REVIEW:**

The unaudited financial and delinquency reports through March 31, 2021, 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 March 31, 2020.

**COMMITTEE REPORTS:**

Design Review Committee (DRC): The Committee is rewriting the fencing guidelines and as soon as that is available, it will be distributed to the community via enews and USPS.

**NEW BUSINESS:**

The Board was provided with two proposals from CPLS for the installation of the two French drains at two properties in the community. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the proposals for the drain installation as presented.

The Board was provided with a proposal for the installation of a dog station. After review, a motion was made, seconded and with no public comment, unanimously passed to approve one dog station installation at the South Harlan Street and West Calhoun Place mailboxes.

The Board was presented with the 2019 Audit and Tax Returns. After review a motion was made, seconded and with no public comment unanimously passed to approve the 2019 audit as presented.

**ADJOURNMENT:**

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:36 p.m. The next Board meeting will be held on June 9, 2021, 5:30 p.m.

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

VINTAGE RESERVE HOA BOARD OF DIRECTORS

**RECORD OF PROCEEDINGS OF THE  
VINTAGE RESERVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 13, 2021**

**MEETING CALLED TO ORDER:**

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on October 13, 2021. Present were: Stan Zahn, Arlene Riedmuller, Sean Pallas and Mark Dillemath. Also present were 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 April 14, 2021 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the April 14, 2021 record of proceedings as presented.

**FINANCIAL REPORT REVIEW:**

The unaudited financial and delinquency reports through August 31, 2021, 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, 2021.

**COMMITTEE REPORTS:**

Design Review Committee (DRC): The Committee reviewed a submittal for fence staining and denied the request. The color was not the approved stain color for Vintage and the Committee brought to the Board for review. After review, a motion was made, seconded and with no public comment unanimously passed to deny the color as submitted and suggested that the owner use the approved stain color with a solid body.

**NEW BUSINESS:**

The Board was provided with an email from Kevin Cox to owner Dave Roos regarding the open space/native mowing. It was noted that the area of concern will not be mowed until after the growing season to promote the growth of the native grasses.

The Board was presented with the proposed 2022 budget. After review, a motion was made, seconded and with no public comment unanimously passed to approve the 2022 budget as presented with a \$5.00 per month per home increase and provide to the members for ratification.

**ADJOURNMENT:**

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:12 p.m. The next meeting will be the Annual Meeting held on November 10, 2021, 6:00 p.m.

In witness whereof, the foregoing has been duly executed by the Board of Directors.  
VINTAGE RESERVE HOA BOARD OF DIRECTORS

**VINTAGE RESERVE HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEMBERSHIP MEETING MINUTES**  
**NOVEMBER 10, 2021**

**CALL TO ORDER**

The meeting was called to order at 6:10 p.m. by Stan Zahn, Vintage Reserve Homeowners Association President. Notice was given to all members in accordance with the Bylaws of the Association. A quorum was present at the meeting in person or by absentee ballot. James Fletcher of PCMS was also present.

**APPROVAL OF THE 2020 ANNUAL MEETING MINUTES**

The first item of business was to review the 2020 Annual Meeting Minutes. Motion was made and seconded to approve the minutes as written and presented. The minutes were unanimously approved as presented.

**OFFICER & COMMITTEE REPORTS**

Michelle Stachnik was in attendance to update the membership regarding the 2021 Social Events. Santa Claus will be at the clubhouse on December 9, 2021 from 6:00 p.m. to 8:00 p.m.

**ELECTION OF DIRECTORS**

Ballots that were received prior to the November 9, 2021 deadline were tabulated and the Association congratulated Mrs. Arlene Reidmuller, Mr. Bill David and Mrs. Tehiah Cox on their election to the Board for two year terms and a thank you went out to Ms. Jamie Pallas for "placing her name in the hat".

**2022 BUDGET PRESENTATION**

Mr. Fletcher reviewed and presented the 2022 Budget. Upon final review, a motion was duly made and seconded to approve the 2022 budget and \$105.00 monthly assessment as presented.

**HOMEOWNER ITEMS RELATED TO ASSOCIATION BUSINESS**

Mr. Fletcher opened the floor to general questions. Homeowner comments included, questions related to the foothill recreation and the trash service.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:48 p.m.