

**RECORD OF PROCEEDINGS OF THE  
VINTAGE RESERVE HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 15, 2023**

**MEETING CALLED TO ORDER:**

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on February 15, 2023. Present were: Jamie Pallas, Arlene Riedmuller, Marc Dillemoth, Bill Davis and Teiah Cox. Also present were two homeowner members and Mark L. Eames, PCAM, with PCMS. Director Riedmuller called the meeting to order at 6:02 p.m., noted that there was a quorum and reported that Mr. Eames run the remainder of the meeting.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST:**

Mr. Eames 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.

**NOMINATION AND ELECTION OF OFFICERS:**

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2023: A motion was made, seconded and with no public comment unanimously passed to close nominations and to elect the above-listed Board members for the 2023 Officers.

Marc Dillemoth	President
Teiah Cox	Vice President
Arlene Reidmuller	Treasurer
Jamie Pallas	Secretary

**RECORD OF PROCEEDINGS:**

The first item of business was the review of the October 26, 2022 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the October 26, 2022 record of proceedings as presented.

**FINANCIAL REPORT REVIEW:**

The unaudited financial and delinquency reports through December 31, 2022, 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, 2022.

**COMMITTEE REPORTS:**

Design Review Committee (DRC): Arlene Riedmuller reported that Rich Johnston, legal counsel for the Association has reviewed the Residential Improvement Guidelines, the suggested updates have been made and was distributed to the Board for review prior to this meeting. After a final review and discussion, motion was made, seconded and with no public comment, unanimously passed to approved the revised Residential Improvement Guidelines as presented, put together a cover letter, that will be approved by Director Dillemoth and electronically send the document and cover letter out to the community members.

Social Committee: No official report.

**MANAGEMENT REPORT:**

Mr. Eames reviewed the correspondence sent out and received for the month. Mr. Eames went on to update the Board on the status of all legal activity involving the Association and members in violation of the covenants to the Board of Directors. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Association.

**UNFINISHED BUSINESS:**

The Board reviewed the letter dated February 6, 2023 from Duane Cerriglia, Project Manager representing the proposed Vintage Overlook Project, and their desire to be considered for annexation into the Vintage Reserves Homeowners Association. A lengthy discussion was held regarding the request, along with comments expressed by two homeowner members in attendance, regarding the project.

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**NEW BUSINESS:**

The Board reviewed a proposal from Vibe Consulting, to assist in reviewing options for updating the clubhouse and furniture. After review and discussion, motion was made, seconded and with no public comment, unanimously approved to approve the Vibe Consulting proposal at a cost not to exceed \$800.00 and assign Director Riedmuller to be the liaison on the project with the consultant.

The Board was presented with the Designs by Sundown 2023 pond maintenance agreement. After review, a motion was made, seconded and with no public comment, unanimously passed to approved the 2023 pond maintenance contract as presented.

The Board was provided with a proposal underdrain scope and cleaning proposal from DRC Construction Services. Mr. Eames noted that he is pending receipt of at least one more proposal from Colorado Underground Detection, which was the company that last provided such services to the Association. This business item was tabled to the next Board meeting.

The Board went on to note that Cox Professional Landscape Services had put together several capital improvement proposals for consideration. After a brief discussion, it was agreed to set up an on-site walk-thru in early April 2023 and invite a representative from Cox to review the proposals, so the Board could have a better understand on their thoughts, prior to the Board taking action.

The Board reviewed a meeting schedule for the remainder of 2023. It was agreed that the Board meeting schedule for the remainder of 2023, would be, April 19, 2023; June 21, 2023; September 20, 2023, all commencing at 5:30 p.m. to be held at the clubhouse and the Annual Membership Meeting to be held on November 15, 2023, time and location to be determined.

**ADJOURNMENT:**

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 8:09 p.m. The next meeting was tentatively set for April 19, 2023 at 5:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 19th of April 2023.

VINTAGE RESERVE HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS

By   
Secretary/Authorized Agent