

**RECORD OF PROCEEDINGS OF THE  
VINTAGE RESERVE HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 19, 2023**

**MEETING CALLED TO ORDER:**

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on April 19, 2023. Present were: Jamie Pallas, Arlene Riedmuller, Marc Dillemath, Bill Davis and Teiah Cox. Also present was Michelle Stachnik homeowner and Social Committee member, along with Bernie Duhamel with Rocky Mountain Pavement and Mark L. Eames, PCAM, with PCMS. Director Dillemath called the meeting to order at 5:38 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.

**RECORD OF PROCEEDINGS:**

The first item of business was the review of the February 15, 2023 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the February 15, 2023 record of proceedings as presented.

**FINANCIAL REPORT REVIEW:**

The unaudited financial and delinquency reports through March 31, 2023, 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, 2023.

**COMMITTEE REPORTS:**

Design Review Committee (DRC): The Board was presented in their information packet the February 7, 2023 to April 12, 2023 architectural review/decision recap

Social Committee: Michelle Stachnik was in attendance to review the most recent social calendar of events, to gain the Boards approval to be sent out to the membership via E-News. Discussions also took place regarding what options would be available for the Committee to know when the clubhouse is book, for scheduling other community events, other than contacting Loretta at PCMS. Mr. Eames stated that he would direct Loretta to send the Committee updates of monthly rentals.

**OUTSIDE PROFESSIONALS' REPORTS**

**PAVING REPAIRS:**

Mr. Duhamel was in attendance to discuss his 2023 asphalt repair recommendations, which proposal was provided to the Board in their information packet. It was noted that to Mr. Duhamel that their where several areas on his proposal map that where public rights-of-way and should not be included in the proposal. Mr. Duhamel stated that he would revise the proposal and send that over to management.

**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.

**LANDSCAPE REPORT**

The Board went on to review the revised common tract upgrade proposals from Cox Professional Landscape Services, that came from the recent walk-thru of the open space with presented from Cox. After a lengthy review, motion was made, seconded, and with no public comment, unanimously passed to approve landscape estimates 1695, 1696, 1699, 1700 and 1702 as presented.

**Vintage Reserve Homeowners Association**

**Board of Directors Meeting**

**April 19, 2023**

**Page 2**

**UNFINISHED BUSINESS:**

The Board briefly reviewed the status of the Vintage Overlook Project. It was agreed to continue this business item to the next meeting.

The Board was presented with a proposal underdrain cleaning proposal, their information packet. Upon final review, motion was made, seconded and with no public comment, unanimously approved to approve the Pipe X proposal at a total cost not to exceed \$ 15,000.00.

The Board reviewed the information presented from Vibe Consulting, regarding options for updating the clubhouse and furniture. After review and discussion, management will reach back out to Vibe Consulting regarding comments, suggestion on the overall presentation and putting together a layout diagram of the clubhouse, to be able to show potential new furniture layout suggestions and bring that back for the Boards review.

The Board discussed the proposal from Rocky Mountain Pavement. Mr. Eames suggested that the Board consider making approving a specific dollar amount for the project, so if Mr. Duhamel revised proposal comes in at or below that amount, management would have authority to approve the contract, so that the Association could get on Rocky Mountain Pavements seasonal work scheduled as soon as possible. Upon final discussion, motion was made, seconded and with no public comment, unanimously approved to approve Rocky Mountain Pavement to complete the 2023 asphalt work for 2023 at a total amount not to exceed \$ 25,000.00 and allow management the authority to execute a contract for said work.

**NEW BUSINESS:**

The Board was presented with financial hardship request from the owners at 6642 South Gray Street, to have their home repainted by July 1, 2023. The Board unanimously agreed to the extension.

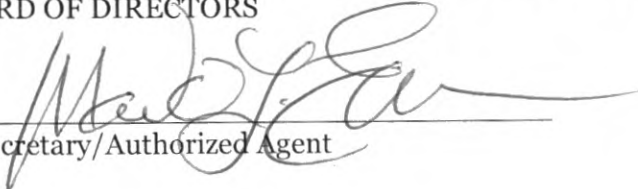
**ADJOURNMENT:**

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:34 p.m. The next meeting was tentatively set for June 21, 2023 at 5:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 21st of June 2023.

VINTAGE RESERVE HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS

By

  
Secretary/Authorized Agent