

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 21, 2023**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on June 21, 2023. Present were: Jamie Pallas, Arlene Riedmuller, Marc Dillemath, Bill Davis, and Teiah Cox, via conference. Also present was Brandon Hatter homeowner and Mark L. Eames, PCAM, with PCMS. Director Dillemath called the meeting to order at 5:34 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.

OWNER MEMBER PUBLIC FORUM:

Mr. Brandon Hatter was in attendance to discuss concerns regarding a neighbor's rain barrels and that he has had concerns with an employee with the management team in communicating and obtaining his exterior paint application formally submitted. Upon review, Mr. Eames stated that he would follow up in the morning about the application and have a response to Mr. Hatter and would stop by the home that has the rain barrels, and talk to the owner after the meeting.

RECORD OF PROCEEDINGS:

The first item of business was the review of the April 19, 2023 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the April 19, 2023 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

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

COMMITTEE REPORTS:

Design Review Committee (DRC): The Board was presented in their information packet the April 18, 2023 to June 13, 2023 architectural review/decision recap.

Social Committee: Director Riedmuller noted that an owner desiring to hold a children's party at the clubhouse, to include a water slide and jumpy house, was denied to install the jumpy house, as it would have needed to be secured, which could damage underground utilities and/or irrigation lines.

OUTSIDE PROFESSIONALS' REPORTS

LANDSCAPE REPORT

It was noted that Cox Professional Landscape Services, has commenced repairing the chemical turf damage caused last year, and will be on-site the week of June 26th to work on landscape estimates 1695, 1696, 1699, 1700 and 1702 approved at the Board's April meeting. The community tree inspection was conducted on June 14, 2023 with those damaged and/or dead trees, being identified for removal with a member of the Cox team.

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

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UNFINISHED BUSINESS:

The Board reviewed the revised information regarding options for updating the clubhouse and furniture. After review and discussion, including some suggested changes by Director Riedmuller, management agreed to set up a time to move the current furniture around to provide the Board a visual idea of what the new furniture may look like and to gain feedback from the Board.

Mr. Eames reported the underdrain cleaning was completed with no noted/report deficiencies being noted to the system.

Mr. Eames noted that due to weather conditions, Rocky Mountain Pavement has not been able to commence the common tract asphalt work, approved by the Board at their April meeting. The current rescheduled date for the work is July 28, 2023.

NEW BUSINESS:

The Board discussed the current status of the pond repairs. Management noted that the leak around the side of the vault was sealed, which it is anticipated will finalize the project and the upper pond can be filled without concern.

Management briefly reviewed a letter received from the current insurance carrier, that they will not be seeking renewal of after the current policy period expires. Mr. Eames noted that the Association insurance agent will be soliciting proposal for a new carrier that will be presented to the Board.

The Board discussed holding a work session in early August to discuss/review options for a proposed 2024 budget.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:54 p.m. The next meeting was tentatively set for September 20, 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 Mark L. Eames
Secretary/Authorized Agent