

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 13, 2022**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on April 13, 2022. Present were: Stan Zahn, Arlene Riedmuller, Mark Dillemoth and Teiah Cox. 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 13, 2022 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the October 13, 2022 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through February 28, 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 February 28, 2022.

COMMITTEE REPORTS:

Design Review Committee (DRC): The Committee updated the Board the new color palettes have been posted on Nextdoor and Mr. Fletcher sent them out via enews to the community members.

Social Committee: Director Cox updated the Board that is current working on discounted rates for the Normandy and Columbine Knolls Pools, once finalized the information an enews will be sent to the members. Additionally, she has been speaking with the social committee chair, Michelle Stachnik about a Vintage Reserve Facebook page for posting up coming events. The two will send over a proposed page for the Board to review.

NEW BUSINESS:

The Board was provided with the 2022 renewal letter from CPLS. After discussion a motion was made, seconded and with no public comment, unanimously passed to approve the renewal with CPLS.

CPLS provided a proposal for the irrigation controller upgrade from the InstallPro2 to the InstallPro3 to be compatible with current technology and support. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the proposal as presented.

Mr. Fletcher presented a proposal from Davey Tree for the 2022 tree health care. After review a motion was made, seconded and with no public comment unanimously passed to approved the IPS Beetle spraying as recommended by Davey Tree.

The Board was provided with a proposal from Western States Fire protection to address the items listed on the South Metro inspection report. After review a motion was made, seconded and with no public comment unanimously passed to approve as presented.

NEW BUSINESS CONTINUED:

The Board was provided with the 2020 financial audit. After review, a motion was made, seconded and with no public comment unanimously passed to approve the 2020 audit as presented.

Owner Greg Dach was in attendance to discuss the possibility of planting a tree in the open space to provide more privacy on his lot. After discussion, the Board requested that Mr. Dach send this request through the Design Review Committee for approval. Mr. Fletcher will email the required form to the owner for completion.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:46 p.m. The next meeting Board meeting will be June 8, 2022, 6:00 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
JUNE 8, 2022**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on June 8, 2022. Present were: Stan Zahn, Arlene Riedmuller, Bill Davis and Teiah Cox. 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 April 13, 2022 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the April 13, 2022 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through April 30, 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 April 30, 2022.

COMMITTEE REPORTS:

Design Review Committee (DRC): No formal report was presented for the month.

Social Committee: Director Riedmuller noted that the National Nite Out is scheduled for August 10, 2022 at 5:30 p.m. at the clubhouse. An enews will be sent out informing the owners

MANAGEMENT REPORTS:

It was noted for the minutes that the Board approved the following via electronic consent: the discovery work from Rich Johnston for the property located at 6559 S. Harlan St. and the approval of the use of the open space for a birthday party.

NEW BUSINESS:

The Board was provided with an email update from Rich Johnston related to the 6559 S. Harlan St. property annexation into the Vintage Reserve Owners Association and the rezoning requirements through Jefferson County.

The Board was provided with an email from an owner discussing the unapproved stain color applied to his fence. After review and discussion, motion was made, seconded and with no public comment, unanimously approved to allow the fence color to remain but once the fence is in need of stain again a new color will need to be submitted for review to the Design Review Committee for approval.

The Board briefly discussed the clubhouse furniture replacement and will have that matter placed on the agenda for the August 2022 meeting.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 6:46 p.m. The next meeting Board meeting will be June 8, 2022, 6:00 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
AUGUST 10, 2022**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on June 8, 2022. Present were: Arlene Riedmuller, Marc Dillemath, Bill Davis and Teiah Cox. Also present were James Fletcher with PCMS. Director Zahn called the meeting to order at 5:37 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.

HOMEOWNER OPEN FORUM:

Jennifer Kuhnhein was in attendance to discuss the denial of her request to plant trees in the open space. She noted that with the new development coming in that she would like to plant the trees to help screen the view of the new homes, she suggested that planting the trees is also a help to the environment, and that she was approved years ago to plant in the open space and wondered what had changed over the years. The Board explained that there have been multiple requests over the years for owner installed improvements in the open space and those have also been denied due to the eventually sale of the home, ongoing maintenance of the improvements and setting a precedent for future requests. Mr. Fletcher will draft a formal response to be mailed to the owner.

RECORD OF PROCEEDINGS:

The first item of business was the review of the June 8, 2022 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the June 8, 2022 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through June 30, 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 June 30, 2022.

COMMITTEE REPORTS:

Design Review Committee (DRC): Arlene Riedmuller was in attendance for the DRC and noted the Committee is working on updating the Residential Improvement Guidelines and will have a draft for the Board's review prior to the next meeting in October.

Social Committee: Director Riedmuller noted that the National Nite Out was the lowest attended event since the Association started holding the event. It was suggested that the event be held one more year and if the attendance is still low the event been discontinued.

It was noted that the current Social Committee Chair, Michelle Stanchnik is having a home built and will be moving from the Community. Ms. Megan Brugger has offered to take over that position. After review, a motion was made, seconded and will not public comment unanimously passed, to appoint Ms. Brugger at the time of Ms. Stanchnik's departure.

MANAGEMENT REPORTS:

It was noted for the minutes that the Board approved the following via electronic consent: the denial of a request to plant trees in the open space and the approval of the Weather Trak system subscription.

MANAGEMENT REPORTS CONTINUED:

Mr. Rich Johnston, attorney for the Association was in attendance via telephone to discuss the potential new community that has been proposed for Tract 1 Block A and answered questions that were posed by the Board. Mr. Johnston will continue his work with the county regarding this matter as well as request a meeting with the lot owners and developers to try to encourage them to work with the Board of Directors and the potential annexation into the Association.

NEW BUSINESS:

The Board was provided with the amended and restated policies related to HB 22-1137. After review and discussion, motion was made, seconded and with no public comment, unanimously approved to adopt the policies as presented by attorney Rich Johnston.

Director Riedmuller sent an email to the Board following National Nite out with a few concerns from residents that attended. It was requested the CPLS have the low branches along the pathways throughout the community trimmed up to allow for ease of walk on the paths. The second was to have a "No Outlet" sign install at the corner of South Depew Street and West Calhoun Place so that drivers stop entering the hammerhead just to turn around, there are multiple children on the street and this have become an issue. Mr. Fletcher will have CPLS complete the trimming of the trees and will have the sign ordered and installed.

The Board was provided with a new trash contract from Waste Connections. After review, a motion was made, seconded and with no public comment, unanimously passed to approved the new contract as presented for a three-year term.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:13 p.m. The next meeting Board meeting will be October 12, 2022, 6:00 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 26, 2022**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on October 26, 2022. Present were: Stan Zahn, Arlene Riedmuller, Marc Dillemath, Bill Davis and Teiah Cox. Also present were James Fletcher with PCMS. Director Zahn called the meeting to order at 5:39 p.m. and noted that there was a quorum.

COX PROFESSIONAL LANDSCAPE DISCUSSION:

Kevin Cox was in attendance to discuss some outstanding matter with the Board related to sod replacement, new installations, replacement of trees, removal of tree stumps, the use of Round-Up and Holiday lighting.

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 10, 2022 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the August 10, 2022 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

The unaudited financial and delinquency reports through September 30, 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 September 30, 2022.

COMMITTEE REPORTS:

Design Review Committee (DRC): Arlene Riedmuller and Bill Davis were in attendance for the DRC and noted the Committee has completed their review of the Residential Improvement Guidelines and will distribute a draft redlined copy to the Board for comment. Once the Board has reviewed the guidelines will be sent to attorney Rich Johnston for review and comment.

Social Committee: It was noted that the 2022 Santa visit at the clubhouse will take place on December 8, 2022 from 6:00 p.m. to 8:00 p.m.

NEW BUSINESS:

The Board was provided with a proposal for the installation on a new dog station. After review and discussion, motion was made, seconded and with no public comment, unanimously approved to the dog station installation at a location to be provided by Director Dillemath.

The Board was presented with the 2023 renewal letter from Cox Professional Landscape Services (CPLS). After review, a motion was made, seconded and with no public comment, unanimously passed to approved the renewal letter as presented with a five (5) percent increase for the 2023 contract.

The Board was provided with a proposal from CPLS for the upgrade to the Holiday lighting. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the proposal with Cox Professional Landscape Services (CPLS) as presented.

The Board was provided with proposals from Fence Consulting Services. After review, a motion was made, seconded and with no public comment, unanimously passed to approved the proposal with A Plus Fence.

The Board was provided with the proposed 2023 budget. After discussion a motion was made, seconded and with no public comment, unanimously passed to approved the proposed budget with as presented with a five (5) dollar a month increase.

ADJOURNMENT:

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:55 p.m. The next meeting will be the Annual Meeting on December 14, 2022 at 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 AND BUDGET RATIFICATION MEETINGS
DECEMBER 13, 2022

CALL TO ORDER

The meeting was called to order at 6:14 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.

APPROVAL OF THE 2021 ANNUAL MEETING MINUTES

The first item of business was to review the 2021 Meeting Minutes FROM November 10, 2021. Upon review, motion was made and seconded and with no public comment unanimously passed to approve the minutes as written and presented.

OFFICER & COMMITTEE REPORTS

Michelle Stachnik was in attendance and provided a detailed update to the membership regarding the 2022 and a few upcoming 2023 social events. A special thanks went out to the homeowners that have volunteered this year to help with the Social Committee and its many events.

Director Riedmuller reported that the DRC has “refreshed” the community design guidelines and have been sent to the Association’s legal counsel for review, prior to being accepted by the Board of Directors. Questions from the floor were addressed related to the “refreshed” guidelines.

ELECTION OF DIRECTORS

Ballots that were received were tabulated and the Association congratulated Mark Dillemath and Jamie Pallas on their election to the Board for two-year terms and expressed a special thank you to Stan Zahn our outgoing Board member and President for his devoted time to the community serving on the Board.

2023 BUDGET PRESENTATION

Mr. Eames representing PCMS, reviewed and addressed questions from the floor regarding the proposed 2023 Budget. Upon final review, it was announced based upon six (6) owners voting against the proposed 2023 budget, that the 2023 budget was ratified, with the assessment for 2023 increasing to \$110.00 per month as presented.

HOMEOWNER ITEMS RELATED TO ASSOCIATION BUSINESS

The floor was opened for general questions. Homeowner topics included; having additional transparency with social events and costs for 2023, adding a TV to the clubhouse, including the reserve account balance each year when the proposed budget is sent out, and sending out additional information to the members regarding the Foothill Recreation line-item budget and process for members to sign up at the center.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:04 p.m.