

**RECORD OF PROCEEDINGS OF THE
VINTAGE RESERVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 20, 2023**

MEETING CALLED TO ORDER:

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on September 20, 2023. Present were: Jamie Pallas, Arlene Riedmuller, Mark Dillemath, Bill Davis, and Teiah Cox. Also present were Linda Veres and Greg Gambill homeowners and Mark L. Eames, PCAM, with PCMS. Director Dillemath called the meeting to order at 5:32 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:

Ms. Veres was in attendance to discuss concerns regarding two letters she received regarding her tree blocking a street sign. She asked is other owners in the area were receiving the same type of letter and presented a list of intersections where signs may be block by vegetation. Mr. Eames stated that he would be happy to review her list and respond back to her, if letters had been sent. The Board thanked Ms. Veres for attending the meeting.

Mr. Gambill was in attendance to discuss hammerhead parking. He noted that it can be challenging for those owners that reside in a hammerhead, because he has been advised that all hammerheads are fire lanes, no parking. The Board reviewed the background with the hammerheads and why the fire department considers them a fire lane, no parking. After review, Mr. Gambill offered to look at what if any options may be available for owners in hammerheads to parking extra cars in the community and report back to the Board. The Board thanked Mr. Gambill for his time and said they would look forward in reading his thoughts about parking options at their next meeting.

RECORD OF PROCEEDINGS:

The first item of business was the review of the June 21, 2023 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the June 21, 2023 record of proceedings as presented.

FINANCIAL REPORT REVIEW:

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

ELECTRONIC CONSENT:

Upon review, motion was made, seconded, and with no public comment, unanimously passed to ratify the Board of Directors electronic consent to renew the Association insurance policy for September 1, 2023 with Philadelphia Insurance.

COMMITTEE REPORTS:

Design Review Committee (DRC): The Board was presented in their information packet the June 13, 2023 to September 13, 2023 architectural review/decision recap. The Board went on to discuss the memo written by Director Cox looking at ways to improve the process for all owners that submit and receive approval for various architectural requests. After a final discussion, Directors Davis and Riedmuller, whom both also sit on the DRC, agreed to take those suggestions to the Committee for consideration and report back to Director Cox.

Social Committee: The Board reviewed Megan Brugger's, the Social Committee Chair, memo regarding her memo suggestions for the Association putting together a community newsletter. Upon review the Board unanimously agreed to have Ms. Brugger further pursue the suggestion, with the consensus that the publication would only be sent out electronically, to help limit costs.

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OUTSIDE PROFESSIONALS' REPORTS

LANDSCAPE REPORT

Kevin Cox was in attendance to update the Board on overall landscape maintenance operations for the past two months and what they should be looking forward to for the fall and winter periods. The Board went on to discuss the insurance release and warranty statement provided by the Cox Team for the turf damage from last year. Upon review, a motion was made, seconded and with no public comment unanimously passed to authorize the Board President to execute both documents, as presented.

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 matter to the next meeting.

There was no official report on the proposed clubhouse design project. It was agreed to continue this business matter to the next meeting.

The Board discussed the current status of the pond repairs. Management provided an update on the most recent repairs required based upon the leak detection service report. It is anticipated that prior to the end of the month, the management should have a better idea if all the suggested repairs to the pond have addressed the various water loss problems.

Mr. Eames presented the Board with two options for the proposed 2024 budget, from the Boards previous work session in August. After a lengthy review, a motion was made, seconded and with no comment unanimously passed to approved the proposed 2024 budget and present such to the membership at the next budget ratification meeting, with an increase of \$15.00 dollars in the monthly assessment effective January 1, 2024.

NEW BUSINESS:

It was noted for the record that the 2024 Annual membership and Budget ratifications Meetings, will be held on November 15, 2023 at 5: 30p.m at the clubhouse.

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 February 21, 2024 at 5:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 21st of February 2024.

VINTAGE RESERVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS

By Mark L. Eames

Secretary/Authorized Agent