

**RECORD OF PROCEEDINGS OF THE  
VINTAGE RESERVE HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 21, 2024**

**MEETING CALLED TO ORDER:**

The Board of Directors for the Vintage Reserve Homeowners Association, Inc., met at the Vintage Reserve Clubhouse on February 21, 2024. Present were: Jamie Pallas, Arlene Riedmuller, Mark Dillemoth, Bill Davis, and Teiah Cox. Also present was Jennie Heinze and Mark L. Eames, PCAM, with PCMS. Director Dillemoth called the meeting to order at 5:33 p.m., noted that there was a quorum and reported that Mrs. Heinze would run the remainder of the meeting.

**DISCLOSURE OF POTENTIAL CONFLICT INTEREST:**

Mrs. Heinze 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:**

No public were in attendance for the meeting.

**NOMINATION AND ELECTION OF OFFICERS:**

The following Directors were approved for nomination for the following positions as Officers of the Corporation for 2024: 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 2024 Officers.

Mark Dillemoth	President
Teiah Cox	Vice President
Arlene Riedmuller	Treasurer
Jamie Pallas	Secretary
Bill Davis	MAL

**RECORD OF PROCEEDINGS:**

The first item of business was the review of the September 20, 2023 record of proceedings. A motion was made, seconded and with no public comment, unanimously passed to accept the September 20, 2023 record of proceedings as presented.

**FINANCIAL REPORT REVIEW:**

The unaudited financial and delinquency reports for December 31, 2023 and January 31, 2024, 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 December 31, 2023 and January 31, 2024 as presented.

**ELECTRONIC CONSENT:**

**COMMITTEE REPORTS:**

Design Review Committee (DRC): DRC 2024 member appointments. Motion was made, seconded and with no public comment unanimously passed appoint Arlene Riedmuller, Bill Davis, Jeff Allen and Dan Kaipus as DRC members for 2024.

The Board was presented in their information packet the September 8, 2023 to February 12, 2024 architectural review/decision recap. The Board went on to discuss the owner submission form, to have it electronic to improve the process for all owners that submit and receive approval for various architectural requests and reviewed having one DRC member to be the contact point for submissions and decisions back to the management company for response to the owner.

Social Committee: The Board discussed continuing with supporting National Night Out, which will be on August 8<sup>th</sup>. It was agreed to continue to support the event as a community. Director Riedmuller agreed to continue to be the contact point for the event on behalf of the Association.

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**OUTSIDE PROFESSIONALS' REPORTS**

**LANDSCAPE REPORT**

There was no representative from Cox Professional Landscape Company for the meeting. The Board discussed setting up a landscape inspection and tree inspection walk-thru. It was agreed to look at the first part of April for the landscape inspection and early June for the tree inspection. Management was tasked with setting both meeting walks with the Board and outside professionals.

**MANAGEMENT REPORT:**

Mr. Eames reviewed the correspondence sent out and received for the month. The Board gave direction to Mr. Eames for responses to several letters of concern, comments pending hearings and/or appeals to the Association. It was also suggested/requested to have Directors Riedmuller and Davis review the current wording for the trash cans visible letters being sent out, as there are still a few owners that are not complying with the covenants.

**UNFINISHED BUSINESS:**

Director Davis reviewed the status of the Vintage Overlook Project. The County approved the final plat on January 30, 2024. It was agreed to have legal counsel reach out to the Developer regarding their interest in annexing into the Vintage Reserve Homeowners Association.

There was no official report on the proposed clubhouse design project. The Board agreed to review the member survey that was recently conducted, to look at prioritizing improvements, such as, but not limited to, adding benches by the play area, moving the pet station and trash can by the picnic pavilion, etc.

The Board discussed the 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.

**NEW BUSINESS:**

The Board went on to review the 2024 common tract asphalt proposal from Rocky Mountain Pavement. Upon final review, motion was made, seconded, and with no public comment, unanimously passed to approve the 2024 common tract asphalt repairs as presented at a cost not to exceed \$ 14,000.00.

**ADJOURNMENT:**

Motion was made and seconded and in having no public comment unanimously passed to adjourn at 7:04 p.m. The next meeting was tentatively set for April 17, 2024 at 5:30 p.m.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors as of the 17th of April 2024.

VINTAGE RESERVE HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS

By Mark L. Eames  
Secretary/Authorized Agent