

MONTAINE

VISTA AT MONTAINE COMMUNITY ASSOCIATION BOARD MEETING May 1, 2024

Virtual Meeting via Microsoft Teams
2:00 p.m.

MINUTES

ATTENDANCE

Board Members	Management
Denise Hogenes, President	Carrie Seubert, Executive Director
Ryan Traeger, Vice President	Maleah Anderson, Community Life Coordinator
Chris Osler, Treasurer	Jill Roehrig, Senior Accountant
Tarik Warvariv, Secretary/Director	Christine Jakupovic, Director of Community Engagement
Membership	JoAnne Bell, Senior Communications Manager
See Exhibit A	

I. **WELCOME AND INTRODUCTIONS**

Representatives of the management team and the Board of Directors were introduced to residents in attendance.

II. **CALL TO ORDER**

The meeting was called to order at 2:04 p.m.

III. **MEETING CONDUCT** – The meeting conduct policy was summarized by management.

IV. **HOMEOWNER FORUM**

No topics were brought before the board during Homeowner Forum.

V. **MANAGEMENT REPORT**

The management report was summarized, detailing communications highlights, community engagement, design review submittals, and covenant enforcement.

VI. **APPROVAL OF MINUTES**

March 28, 2024 Board Meeting – A motion was duly made, seconded and unanimously carried to approve the March 28, 2024 board meeting minutes.

VII. **FINANCIAL REPORT**

- A. February 29, 2024 – A motion was duly made, seconded and unanimously carried to accept the February 29, 2024 financial report.

VIII. **UNFINISHED BUSINESS**

- A. Amenity Center Rules – Tabled pending additional time for review by the board before sending to residents for review and comment period.
- B. Amenity Center Rental Policy – Tabled pending additional time for review by the board before sending to residents for review and comment period.
- C. Responsible Governance Policies – The following updated Responsible Governance Policies were tabled pending further review by the board.
 - i. Adoption & Amendment of Policies, Procedures, Rules
 - ii. Alternative Dispute Resolution
 - iii. Collection Policy
 - iv. Covenant Enforcement Policy
 - v. Board Member Conflict of Interest Policy
 - vi. Conduct of Meeting Policy
 - vii. Reserve Studies Policy
 - viii. Reserve Funds Investment Policy
 - ix. Records Inspection Policy
- D. Renewable Energy Generation Device & Efficiency Measures – Tabled pending further review.
- E. Data Protection Policy – Tabled pending further review.
- F. Social Media Policy – Tabled pending further review.
- G. Resolution Delegating Architectural Authority – Tabled pending further review.
- H. Water Wise Policy – Tabled pending further review.
- I. Surveillance Camera Policy – Tabled pending further review.

IX. **NEW BUSINESS**

- A. Proposed Club Guidelines – Tabled pending further review.
- B. Splash Staffing Proposal – Pool Monitors – A motion was duly made, seconded and unanimously carried to approve the proposal from Splash Staffing.
- C. 2023 Tax Returns – A motion was duly made, seconded and unanimously carried to approve the 2023 tax returns as prepared by Weidner and Associates.
- D. 2024 Tax Returns Proposal – Tabled under October board meeting.

X. **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 3:05 p.m.

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BOARD MEETING
May 1, 2024

EXHIBIT A

Non-Board Participants

<u>First</u>	<u>Last</u>	<u>Member Info.</u>
Kyle	Noland	Homeowner
Carlos	Lopez	Homeowner
Andrea		Homeowner
Heather		Homeowner
Kelly	Rushing	Homeowner
Kristie		Homeowner
John	Rodman	Homeowner
Alyssa		Homeowner
Deysi		Homeowner
Barbie		Homeowner
Ben	Rowe	Homeowner
Laura	S.	Homeowner
Andrew	Monette	Homeowner