

Vista at Montaine Community Association Inc., a Colorado non-profit corporation
2025 Q2 Board of Directors Meeting Minutes
Monday June 2, 2025 | 3:00 p.m. | Vista Amenity Center

Directors Present:	Jordan Honea, President Jesus Ramos, Vice President Rob Hansen, Treasurer Chris Osler, Secretary Denise Hogenes, Director
Cohere Staff Present:	Maleah Anderson, Sr Community Operations Manager, Montaine Communities
Guests Present:	Mike Kelson, Aspen Reserve Specialties
Homeowners Present:	See attached

I. Welcome and Introductions

Members present from the Board of Directors and Cohere were introduced to homeowners present.

II. Call to Order

Director Honea called to order at 3:06pm.

III. Meeting Conduct

Ms. Anderson provided a high-level overview of the Association's meeting conduct policy.

IV. Management Report

Ms. Anderson provided an update on community maintenance efforts, ARC, upcoming projects and 2025 action item updates. She also provided a brief engagement update.

V. Approval of Minutes

A. Board Meeting Minutes March 11, 2025

Director Hansen moved to approve, Director Hogenes seconded, all in favor- motion carried.

VI. Financials

A. February - April 2025

Director Osler moved to accept February - April 2025 financials, Director Ramos seconded, all in favor- motion carried.

VII. New Business

A. New Member Fee Subsidy Request

The Board of Directors discussed the invoice prepared by Cohere for the subsidy request. There was discussion surrounding the operating account remaining balance following the NMF refunds, and future subsidy requests being dependent on the balance. Director Hansen moved to approve, Director Hogenes seconded, all in favor, motion carried.

B. Reserve Study

Mike Kelson, Aspen Reserve Specialties, joined for a discussion regarding the Q3 2024 reserve study. Questions were raised about including decorative items like tiles and monument signs; Mr Kelson confirmed these were intentional, though the board may delay replacements if it is in the best interest of the association. He explained that flat contributions aren't feasible due to varying item lifespans. Mr Kelson confirmed that the cost-share agreement between RMCA and VMCA was considered on any shared items such as monument signs. Director Hogenes moved to approve, Director Hansen seconded, all in favor, motion carried.

C. Reciprocity between VMCA and RMCA

The board discussed the potential of a reciprocity agreement between VMCA and RMCA. Director Honea explained that at inception there was intent for RMCA members to utilize the pool at the Vista Amenity Center for their grandkids and for VMCA members to utilize the event lawn at the Regency Clubhouse, in limited capacity. There is language to support this intent in the VMCA CC&Rs, section 7.15 (b). Director Hogenes moved to pursue an exploratory discussion with the RMCA Board of Directors, Director Honea seconded, all in favor, motion carried.

VIII. Homeowner Forum

Homeowners raised questions regarding the pool and landscaping throughout the community. The board addressed all questions raised and will keep the community informed on the resolution of the pool concerns.

VIV. Adjournment

Director Honea moved to adjourn the meeting at 5:37pm, Director Hansen seconded, all in favor, motion carried.

Homeowners Present

Carlos Lopez	378 Rogers Way
Tom and Gloria Shocklee	4522 Girardot Point
Teresa A Green	295 Lovejoy Circle
Patricia and Chris Vrana	52 Simmental Loop
Barbie Brendalen	373 Simmental Loop
Tammie and Ken Waddell	328 Simmental Loop
Marc Schur	415 Rogers Way
Colleen Rodman	5378 Edenborn Way
Mike and Denise Nockels	240 Simmental Loop
Babette Hansen	5295 Edenborn Way
Rick Hurlbut	1036 Brotherton Point
Allison O'Keefe	978 Brotherton Court