

Vista at Montaine Community Association Inc., a Colorado non-profit corporation
2025 Q3 Board of Directors Meeting Minutes
Thursday October 23, 2025 | 3:00 p.m. | Zoom

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
Tori Holland, Community Life Manager, Vista at Montaine

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 3:07pm.

III. Meeting Conduct

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

IV. Homeowner Forum

Homeowners raised questions regarding landscaping, the Firewise program and the status of the SSN collection for the interest portion of the New Member Fee refunds. Responses were provided to the community in the form of a blog on the resident website.

V. Management Report

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

VI. Approval of Minutes

A. Board Meeting Minutes June 2, 2025

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

VII. Financials

A. May-September 2025

Director Hansen provided an overview of the association's finances. Director Honea moved to accept May-September 2025 financials, Director Osler seconded, all in favor- motion carried.

VIII. Old Business

A. VMCA & RMCA Reciprocity Discussion

Director Hansen provided some background and an update on the status of the discussion with the non-declarant directors on the RMCA Board of Directors. The discussion will not be moving forward at this time. Director Osler thanked directors Hansen and Ramos for their efforts in this matter.

IX. Consent Agenda

A. Ratification- Action Outside of a Meeting

- a. Landscape remediation in common area
- b. Attorney letter
- c. Pool season extension
- d. Snow removal contract 2025-2026

Director Hansen moved to approve the consent agenda. Director Honea seconded, all in favor, motion carried.

X. New Business

A. Pool Equipment Discussion

B. Amenity Building Discussion

C. Landscaping in common areas- Toll responsibility versus Association

- a. Items A, B and C were discussed together. Director Hansen stated that in reviewing the Bylaws and CC&Rs, there isn't clear language regarding the Declarant's obligation for these items, once they no longer have representation on the Board of Directors. Director Hogenes motioned to approve Ms Anderson to draft a letter to the Declarant requesting clarity on where Declarant responsibility ends and Association responsibility begins, Director Hansen seconded, all in favor, motion carried.

D. Montaine Circle Shared Cost Agreement Discussion

Director Hansen spoke about VMCA getting close to transition, sooner than RMCA, and the potential that VMCA will want to hire their own landscaping vendor, rather

than having to use the vendor RMCA selects yearly. Director Hogenes asked if the cost share agreement gives RMCA the control to select the vendor. Ms Anderson will review the agreement, and this item will be included in the Q4 agenda for further discussion.

E. Financial Audit 2021-2024

Ms Anderson provided background on the audit. It will be posted to the website for owners to review. Director Hansen moved to accept the 2021-2024 financial audit, Director Honea seconded, all in favor, motion carried.

F. 2026 Annual Budget

When discussing the 2026 annual budget, a question was raised about the current Design Review process. A motion was made to seek interpretation from legal counsel and gain clarification of section 4.2 B of the CC&Rs. Director Hansen moved, Director Honea seconded, all in favor, motion carried.

Director Honea motioned to adopt the 2026 annual budget, Director Hansen seconded, all in favor, motion carried.

G. Filings 4 and 9 for final acceptance and filing 8 for initial acceptance

Director Honea provided an overview of each filing and their status at the time of acceptance. Plant replacements, according to their punch lists, in filings 4 and 9 will occur in Spring of 2026. Reseeding efforts will also continue to occur until full establishment and acceptance by the Town of Castle Rock. Filing 8 will have a one (1) year warranty on all plant material and a final walk will occur in September of 2026. Seeding and reseeding efforts will continue until full establishment and acceptance by the Town of Castle Rock. The board acknowledges acceptance of these filings.

XI. Adjournment to Executive Session

Director Honea adjourned the meeting into executive session at 4:20pm. Regular session reconvened at 4:49pm. Director Honea motioned to turn over delinquent accounts to Association legal counsel for collection action, Director Hogenes seconded, all in favor, motion carried. Director Hansen motion to adjourn at 4:50pm, Director Honea seconded, all in favor, motion carried.