

Vista at Montaine Community Association Inc., a Colorado non-profit corporation
2026 Q1 Board of Directors Meeting Minutes
Thursday February 6, 2026 | 5:00 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, Community Life Director, Montaine Communities Tori Holland, Community Life Manager, Vista at Montaine Lisa Bradley, Regional Director, Cohere
Others Present:	Jason Cosyleon, Toll Brothers Rhiannon Freeman, Toll Brothers
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 5:04pm.

III. Meeting Conduct

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

IV. Homeowner Forum

Homeowners raised questions regarding pet waste in the community, the design review process and the potential to raise the age for the fitness center. Answers were provided via an eblast and a blog on the resident website.

V. Management Report

Ms. Anderson provided an update on design review and community concern statistics, as well as on snow removal and landscaping. Ms. Holland provided an engagement and communications update.

VI. Approval of Minutes

A. Board Meeting Minutes October 23, 2025

Director Hansen moved to approve, Director Honea seconded, no objections, motion carried.

VII. Financials

A. October and November 2025

Director Hansen provided an overview of the association's finances. Director Honea moved to accept October and November 2025 financials, Director Ramos seconded, no objections, motion carried.

VIII. New Business

A. Landscaping Proposals

Director Hansen spoke about how the budget and scope of service included in the proposal from Environmental Designs was the best of the four proposals reviewed by the Board. Director Hansen motioned to approve Environmental Designs as the vendor for the 2026-2027 season, Director Ramos seconded, Director Hogenes abstained, Director Honea provided a third, no objection from Director Osler, motion carried.

B. Cost-share Agreement Discussion

Director Hansen suggested that this discussion be paired with the landscaping proposals. Director Hansen proposed that the agreement be changed to allow the VMCA to both select and contract with a vendor for their portion of Montaine Circle. Director Hogenes suggested a language adjustment to the agreement to allow the Associations to work together.

C. Perfect Pools Contract Renewal

Directors Hansen and Hogenes both noted that there was not a need to go to bid for pool maintenance this year since the Board reviewed proposals in 2025. Director Hansen motioned to approve the Perfect Pools contract for the 2026 season, Director Honea seconded, no objections, motion carried.

D. Transition Timeline Discussion

Director Hansen asked that this item be moved to the bottom of the agenda. Director Hansen asked for a plan that the Board is looped in on. Director Hogenes

noted that Cohere should have a transition timeline to share with the Board. Ms. Anderson will present a timeline at the Q2 meeting.

IX. Adjournment

Director Honea adjourned the meeting at 6:26pm.



Homeowners Present

Carlos Lopez
Steve Tobias
Brandon Hoehn
Marc Schur
Dan Flood
Rick Hurlbut
Marvin Lynn
Allison O’Keeffe
Jen Patterson
Gary Selwyn
Tim Cook
Andrea Wagner
Diana Pasikov
Jessica Stoner

VMCA 2026 Q1 Board of Directors Meeting- Homeowner Forum

A question was raised regarding the Shared Administrative Expense line item on the 2026 annual budget. It was recommended that this item be moved to the Landscaping area on the budget to alleviate confusion. **Cohere has specific GL codes used for coding all revenue and expenses. Maleah can work with accounting to get the GL code changed to fall under Landscaping instead of Administrative.**

Two homeowners raised concerns regarding pet waste not being properly disposed of by fellow residents. A lack of pet waste stations was brought to the Board's attention. **Management will provide a map of all pet waste stations throughout the community. We will also remind residents of the Community Concern form available on the resident website.**

A question regarding the minimum age permitted in the fitness area of the amenity center was raised. The owner feels the minimum age is too low and should be raised. **The current age restrictions were determined by the Board of Directors when drafting the Amenity Center Rules and Regulations and were reviewed by Association legal counsel. Management will include a reminder in an upcoming eblast about the age restrictions and will ensure that they are clearly posted in the fitness center.**

Reminders about Maleah's office hours, the community concern form and process, a friendly note about picking up pet waste and general amenity center rules will be included in an eblast as well.