

Vista at Montaine Community Association Inc., a Colorado non-profit corporation
2026 Q2 Board of Directors Meeting Minutes
Monday April 20, 2026 | 3:00 p.m. | Zoom

Directors Present:	Jordan Honea, President Jesus Ramos, Vice President Chris Cebula, 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 Steven Kretzer, Senior Accountant, Cohere David Brossart, Director of Accounting, Cohere Kirstin Martel, Accounting Manager, Cohere Jeremy Ortega, Executive Director, Uplands
Others Present:	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 3:04pm.

III. Meeting Conduct

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

IV. Homeowner Forum

Homeowners raised questions regarding transition from declarant to non-declarant control of the Board, reserve fund investing, landscaping efforts and compliance.

V. Management Report

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

VI. Approval of Minutes

A. Board Meeting Minutes

- a. Q1 Board Meeting Minutes February 6, 2026**
- b. Special Board Meeting Minutes March 17, 2026**
- c. Executive Session Minutes March 17, 2026**
- d. Special Board Meeting Minutes March 23, 2026**

Director Honea noted one change needed on the minutes from March 23, 2026.

Director Honea motioned to approve the minutes with the noted change, Director Ramos seconded, no objections, motion carried.

VII. Financials

A. December 2025, January and February 2026

Ms Anderson provided a financial report. Director Honea motioned to accept December 2025, January 2026 and February 2026 financials, Director Ramos seconded, no objections, motion carried.

VIII. New Business

A. Operating Account Balance Discussion

This item was moved to the top of New Business to include the Cohere accounting team and to respect their time. The Operating account balance (\$211,563.23 in checking and \$173,037.90 in ICS) was discussed by the Board. Members from the Cohere accounting team answered questions about the two operating accounts and the need for the balance to cover anticipated expenses for the remainder of the period (through April 30, 2026). The Reserve Account balance (\$247,088.86) was also discussed. Mr Kretzer shared information about investing some reserve funds with First Citizen's Bank. Director Cebula motioned to move funds into CDARs: 4x \$30,000 for 13 weeks at 3.85% and 4x \$30,000 for 26 weeks at 3.5%, Director Hogenes seconded, no objections, motion carried.

B. Pool Progress Update Discussion

Director Honea provided a progress update for the re-plaster work being conducted at the pool.

C. Rain Chain Replacement

Director Honea provided information on the proposed new rain chain system. Toll Brothers asked for permission to replace the system at Toll Brothers cost. Director Cebula motioned to allow Toll Brothers to replace the system, Director Ramos seconded, no objections, motion carried.

D. Reserve Study Update Discussion

Ms Anderson provided an update on HB 26-1099 that was signed on April 17, 2026, and goes into effect on August 12, 2026. The House Bill will impact reserve study requirements at the time of transition from Declarant control to non-declarant control. More information will be shared with the Board and community as it is available.

IX. Adjournment

Director Honea adjourned the meeting at 4:05pm.



Homeowners Present

Carlos Lopez
Tim Cook
Dan Flood
Steve Tobias
Colleen Rodman
Chris Michaels