THE VINEYARDS AT VISTA SAN JUAN HOMEOWNERS ASSOCIATION I · MONTROSE, COLORADO

Board Meeting Summary

Approved October 8, 2026 · September 15, 2026 · 5:37 PM to 7:49 PM

BOARD MEMBERS IN ATTENDANCE

President — Brad Hauger

Vice President and Acting Secretary — Margaret McCaffrey

Treasurer — Susan Barrientos

Landscape & Liaison — Josh Chicon

Absent: None. Four of five director seats are filled and all four Directors were present — a quorum under the Bylaws (Art. III, § 6). The Secretary seat is vacant.

A special meeting called by the President, held in person.

This is a summary prepared for homeowners. Matters involving individual owners or accounts have been omitted. The complete approved minutes are retained in the Association's permanent records and are available to owners on request under C.R.S. § 38-33.3-317.

MEETING ITEMS

- Owner Notice, Open Forum and Meeting Locations
- The Meeting Year
- Adoption of the Governing Policies
- Draft Rules and Regulations
- Budget Review
- Fidelity Insurance
- Separation from Vineyards HOA II
- Next Meeting
- Grounds, Committees and Maintenance

DISCUSSION

1. Owner Notice, Open Forum and Meeting Locations

Notice of this meeting was not sent to owners, and no Owner Open Forum was held. Going forward, every board meeting will be posted on the Association website, owners may attend any meeting, and each meeting will include an Owner Open Forum. The board is looking at neutral venues for meetings owners attend, including the Montrose Regional Library and a community meeting room with Zoom capability.

2. The Meeting Year

The board reviewed a proposed calendar built around the budget: the board adopts a proposed budget in October; owners meet in December to ratify it; a January board meeting reviews the prior year's close-out and ballots go out; the annual meeting of owners in March seats directors and reviews the year; and the board reviews the financials again in April and July. Dates will be posted on the website once set.

Worth knowing: The December and March owners' meetings are always noticed by mail, 10 to 30 days ahead. Board meetings will be noticed on the website as far in advance as practicable.

3. Adoption of the Governing Policies

The board adopted eight governing policies, each by its own motion and unanimous vote of the Directors present: Dispute Resolution; Inspection and Copying of Records; Adoption and Amendment of Policies, Procedures and Rules; Conflict of Interest; Enforcement; Conduct of Meetings; Investment of Reserve Funds and Reserve Study; and Collections. They replace the earlier versions, which were never validly adopted.

Board Decision: All eight policies are adopted as of September 15, 2026 and take effect November 1, 2026.

What happens next: Every owner will receive a mailed notice summarizing the principal changes and explaining where to get copies — on the website, by emailing the board, or possibly at the Montrose Regional Library. Changes include longer timelines before any unpaid balance can be accelerated, a cap on attorney and collection fees, suspension of rights only for unpaid assessments and for no more than 30 days, and foreclosure only on a recorded board vote for a specific lot.

4. Draft Rules and Regulations

The board reviewed the five draft Rules — Pet, Nuisance, Landscape, Business Use and Security Camera — without a vote. Each quotes the CC&Rs, notes where federal or state law overrides them, and follows the Enforcement Policy: a written warning and time to fix a problem before any fine, with a shorter 72-hour period only for issues threatening health or safety. References to county ordinances will be corrected to the City of Montrose.

Board Decision: The Rules will not be adopted until owners have had a chance to comment at the December owners' meeting. They will be posted on the website marked "not yet adopted." Once adopted, owners receive 30 days' notice before they are enforced.

Open for homeowner input: Owners are encouraged to read the draft Rules on the website and bring comments to the December meeting.

5. Budget Review

Through August, income of $52,900 is on schedule against $52,288 budgeted for the period. Expenses of about $50,000 compare with a $78,000 annual budget. Legal and accounting, insurance, repairs, and office and postage costs are over budget; water is at $11,000 of $31,000, with the heaviest bills still to arrive. The Treasurer expects the Association to finish the year within budget overall.

Board noted: The 2027 budget will provide more realistically for repairs and may show legal and accounting costs separately. The board will also seek a written accounting contract with itemized collection charges, so collection costs can be charged to the delinquent account rather than to all owners.

6. Fidelity Insurance

The Association's insurance does not include fidelity coverage, which protects Association funds against dishonesty. The broker quoted $398 a year for a $50,000 limit.

Board Decision: The board will confirm with the Colorado Division of Real Estate which coverages are required and, unless earlier action is needed, take up fidelity coverage at the March renewal.

7. Separation from Vineyards HOA II

HOA II's board wishes to proceed with separating the two associations, proposing that this Association pay 75% and HOA II 25% of an estimated $10,000 in legal costs. The estimate is not guaranteed. The options range from one association with separate administration to two fully separate associations, each with its own new declaration. The greenbelts were never formally conveyed to the Association, and settling that is simpler now than later.

Board Decision: The board voted unanimously to meet with the HOA II board to discuss a possible path forward. No terms, cost-sharing or legal spending have been approved; any proposed agreement will come back to the board and be explained to owners.

8. Next Meeting

The board meeting to adopt the proposed 2027 budget is proposed for Thursday, October 8, 2026, and may move later in October so September financials are available. The confirmed date will be posted on the website.

Worth knowing: After the board adopts the proposed budget, a summary is mailed to every owner before the December meeting. Under Colorado law the budget stands unless a majority of all owners votes to reject it; owners do not vote on it line by line.

9. Grounds, Committees and Maintenance

Landscaping contract: An owner has offered to help with the next landscaping contract. **Board Decision:** Owner input is welcome; a Director will take part in discussions with the contractor, and the contract comes back to the board for approval.

Homeowners welcome: The board would like to form volunteer committees — landscaping (including sample xeriscape designs for owners), architectural review (such as standard fence styles) and weed control. Committees can include any number of owners, and serving on one does not require joining the board. Contact the board if you are interested.

Irrigation: Broken valve boxes are being repaired. Professional leak detection quoted at $1,000 to $2,000 has been deferred to the 2027 budget and spring start-up.

Trees: Several aspens and an ash tree are dead or failing. An arborist will be asked to walk the property and recommend trimming and removals, and the estimates will feed the Association's reserve plan.

Snowplow and sidewalks: Board Decision: A replacement plow cutting edge (about $48) and a one-day concrete grinder rental (about $100) to smooth two raised sidewalk sections before winter were approved.

TO DO

- The board will confirm the October meeting date and post the meeting-year calendar on the website.
- The board will mail the notice of policy adoption to every owner.
- The board will post the draft Rules on the website for owner review ahead of the December meeting.
- The board will confirm required insurance coverages with the Colorado Division of Real Estate.
- The board will meet with the HOA II board on the separation.
- The board will obtain an arborist's recommendations and complete the plow and sidewalk work before winter.

Meeting adjourned at 7:49 PM.