

VILLAGE AT PEREGRINE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Tuesday, October 19, 2021 Location: Warren Management Group, Inc.

The meeting was called to order at 10:07am by Linda Heming. Present: Jim Wessely, Denise Leccese, Roger Horrigan, Tera Worster, of Warren Management. Urbanes Van Bemden (absent).
Homeowners: Anne Albertson, Todd Statzer.

Secretary's Report

Ratification of September 15, 2021, Minutes- Approved by unanimous vote.

Treasurer's Report

The Board received the financial report from Roger Horrigan. Monthly financial reports are available on the portal- portal.warrenmgmt.com, sites.google.com/site/villageatperegrinecom Past due accounts discussed.
Estimate for end of year watering at \$32,236

Owner's Forum

Anne Albertson: Questioned annual election process/deadline for candidates/terms, timeline for Board meeting agenda distribution.

President's response: Annual meeting usually third week January. Information on process and candidate application sent with homeowner packet. Newly elected Board decides terms and positions.

Old Business

- \$500 rebate from Master Association: Received
- Sod repair/rock work along Woodmen (exact cost \$6,325 after measurements): Estimate approved via email 2 days after the meeting.
- Order of envelopes/letterhead: Open
- Sidewalk repair information: Open. On wait list for 3 years with City.

New Business

- Meet with Brandon Helm: Not available, rescheduling.
- Responses to 2nd Courtesy notices, next step: Tera to send 3rd notice.
- Response from former homeowner regarding repairs: Linda to send notice to homeowner to cut down trunk closer to ground level and repair wall.
- GFL 2022 contract: Tera to contact GFL to negotiate new contract/address recycling.
- Possible insurance changes for 2022: Insurance companies reviewing pricing.
- Taking of minutes and distribution change: Denise will resume writing the minutes, to be distributed within the week after Board approval, marked as a Draft.
- Homeowner request regarding reimbursement: Tera to reply reimbursement not possible.
- Fire Mitigation report for Tract D: Recommendations noted.
Urbanes, Brenda, Candace completed some mitigation in south facing area.
- Budget review for 2022: Work session scheduled.
- Annual Meeting Date: January 19, 2022. Place to be determined.

Landscape Committee:

- Irrigation blowout by second week November. New trees on Woodmen are protected for winter.

Action Items

- Sidewalk repair at Dutch Rock & Woodmen-Tera to investigate options to level concrete
- Schedule meeting with Brandon-Tera
- Contact GFL for 2022 contracts-Tera
- Send 3rd Courtesy notice-Tera
- Reply to homeowner re reimbursement-Tera
- Reply to homeowner re tree trunk-Linda
- Estimates for repair of columns-Linda, Tera

Adjournment

With no further business to come before the Board, the meeting was adjourned at 12:07pm

Next meeting: November 17, 2021, at 10:00am

Denise Leccese
Secretary, Village @ Peregrine HOA

Warren Management



MANAGING DETAILS | **SERVING PEOPLE**

-Professionally Managed by-
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