



Agenda  
May 21, 2025, 3:30 p.m.  
Warren Management Office

**Call to Order**

**Owner's Forum**

**Officer Reports**

- President
- Treasurer
- Secretary - Minutes

**Committee Reports:**

- Landscape - Len
- ARC – Steve
- Social – Kim
- Government - Paul

**Manager's Report**

**Old Business**

- Fire Mitigation

**New Business**

- Property walk-thru and correspondence
- Continued issues with lessor on Fawn Meadow
- Landscape issues and lack of communication from Anderson
- Len will have a report on the asphalt replacement
- Governing Document updates

**Executive Session**

**Next Meeting:** June 18, 2025

**Adjourn**

# VILLAGE AT PEREGRINE

## HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting Minutes**  
**Wednesday, May 21, 2025**  
**Location: Fire Station #18**  
**6830 Hadler View, Colorado Springs, CO 80919**

**Call to Order:** The meeting was called to order at 3:30 p.m. by Susan Cuddeback. Board members present were Len Albertson, Susan Cuddeback, Kim Kautz, Anne Weiss, Jim Wessely, Paul White and Alison Graff (Warren Management). Homeowners present were Gary Cuddeback, Mary Glynn, Marcia Nichols and Rebecca Poland.

**Owner's Forum:** Marcia commented that she was having difficulty getting a response from Anderson Landscaping regarding the irrigation system for her lawn. Susan asked that she wait until the report from the Landscaping Committee since it included issues with Anderson's support of the HOA.

**President's Report:** Susan noted that several HOA members participated in the Colorado Springs Art Festival last weekend and highly recommends that more members get involved next year. She read the report from the ARC Committee. It was noted that there is an issue regarding the formatting of the first line. Alison was asked to correct that. A diseased tree was removed from an HOA member's property and was paid for by the owner. Susan wanted to notify HOA members that the Woodstone community has had numerous car break-ins in the last few months and that owners need to ensure their cars were locked. Jim thanked Susan for her tenaciousness in getting a better contract with Warren Management. Susan did comment that she sent a thank you letter to MSI for their proposal.

**Ratification of February Board Meeting Minutes:** The minutes of last month's meeting were approved.

**Treasurer's Report:** The cash balance varies each month since income is fairly consistent while expenses vary depending on the season (snow, irrigation, maintenance, etc.). The cash balance is sufficient to allow prompt bill payment and is tracking well.

**Manager's Report:**

- No additional issues.

**Committee Reports:**

- **ARC Committee:** The report from Steve Ingham noted that 16 projects since February have been submitted with 15 approved. Most applications are processed within 1 week although some take longer if applications have insufficient details.
- **Strategic Planning Committee:** On hiatus.
- **Landscape Committee:** Len talked about issues that came up while getting the water turned back on for the season. He and the Landscape Committee have been heavily involved in finding leaking and broken sprinklers and getting them repaired. They gave Anderson a list of problems that they could not fix. Len is going to send out a watering and mowing schedule for the regular and native grasses areas. Len said that he would table the water leak issue on Hard Rock for now.
- **Street Committee:** Len said that the Street Committee reviewed four bids for the asphalt work.
- **Social Committee:** Kim noted that the first happy hour was held last Friday and that is the biggest turn-out they have had to date. The annual calendar is in its final stages. Another happy hour and the 4<sup>th</sup> of July is coming up.
- **Beautification Committee:** Marcia stated that the project scheduled for the entrance has been pushed back by Anderson. She will contact them for a firm start date.

- Government: Paul commented that the legislature has wrapped up their sessions for the year. Two bills might possibly impact the HOA and these deal with foreclosures. He stated that homeowners will now be getting full disclosure on any property insurance hikes.

#### **Old Business:**

- Fire Mitigation: Gary reported that a senior fire mitigation representative will be on site May 28 to walk the common areas although if the representative sees any issues on private owners' properties, it will be pointed out. There will be a work day set up in mid-August to address those issues. That date was chosen since it will be close to the second chipping day set up for the area.

#### **New Business:**

- Property Walk-thru and Correspondence: Walk-thru will be next Thursday, May 29.
- Continued parking issues: There is a resident who has been parking in the guest parking lot, which is not allowed per the Rules and Regulations. Owners in the past have ended up getting rid of cars to comply. The board will need to enforce the rules. Susan would also like to have renters sign a form when they sign a rental agreement that they have read the rules and regulations and will comply with them.
- Landscape issue and lack of communication from Anderson: Concern was brought up about the lack of an emergency number for Anderson as well as actions that were part of our contract not being completed. The company is not responding to inquiries from the Board and homeowners. The belief is that their company is overextended, and they have insufficient personnel. A decision was made to have a registered letter sent to Seth at Anderson Landscaping by our attorney stating our concern about contract non-compliance. A query will go to Great View Landscaping to determine whether they could take on some of the work not being completed.
- Asphalt replacement: The Street Committee recommended Golden West for the asphalt work. They were preferred since they would conduct a saw cut rather than use a milling machine. Jim moved to accept the Golden West bid. Susan seconded the motion. Approval was unanimous.
- Governing document updates: There were no updates.

**Adjournment:** The meeting was adjourned at 5:39 p.m.

**Next Meeting:** The next meeting will be held June 18, 2025.

Submitted by Anne Weiss, Secretary



**Treasurers Report  
Village At Peregrine  
May 16, 2025  
Rich Hamer, Treasurer**

This report is the financial summary as of April 30, 2025

**Cash position – Operating Cash**

The cash balance in the operating account as of the end of April has a balance of \$37,547.97. Certain adjustments have been accounted for to determine true available cash. This information can be found on the 4/30/2025 Balance Sheet.

***Adjustments:***

**\$8,233.00** from prepaid owner dues which are for expenses to be incurred in the following month. This money is not left over money. It is an advance payment.

**\$2,347.00** in unpaid bills (A/P and Accrued Expenses)) from the current month of December that have not yet been paid or maybe the checks have not yet been cashed. It represents money that we have already spent but is still owed.

**\$10,000.00** collected to pay the 2026 Master Association dues in January 2026. This appears as cash in the operating account with no offsetting accrual on the balance sheet.

**\$16,968 is the available cash at 4/30/25 vs. a desired balance of \$15,000. This is an expected increase over the available cash in the prior month. (see last month's Treasurer report). Certain seasonal expenses will occur in the coming months.**

**Explanation of account balance fluctuations in the operating bank account:** The balance in the operating cash account fluctuates from month to month primarily due to our revenue (HOA dues) being consistent each month whereas our expenses fluctuate. These fluctuations are caused by seasonality and other factors such as the timing of when expenses are paid.

Trends in the operating cash balance are created by budget variances. If we over or underspend the operating account balance will be depleted or enhanced. If the balance is too low, we may be forced to move money from the reserve account to offset these unplanned expenses.

**Cash Position – Reserve account**

The reserve account balance on April 30, 2025 is \$72,387.37. We are accumulating reserves at a monthly pace of \$2,500.00 per our budget for the year. We are projected to spend \$5,800.00 from the reserves for maintenance on reserve assets over the balance of the year. The portion of reserves in an interest-bearing money market fund is \$64,884.00. The reserve balance is displayed in the monthly Balance Sheet. The projected reserve balances can be seen in the reserve study document.

**Cash Summary**

In summary, our available cash has allowed us to pay our bills promptly and it is tracking according to projections. We are suitably positioned as we approach months with increased seasonal related expenses. The reserve cash continues to increase per the budget and will be earning competitive interest rates.

**Expenses**

April 2025 expenses were below the budgeted expenses. This is primarily due to savings in snow removal costs and from landscaping improvements that have not yet occurred. Other categories reflect some positive variances due to finding ways to reduce/control costs.

Our YTD variance is well above projections and this is the cumulative effect of increasing the snow removal budget as the impact of snow events has been lower. This could reverse itself depending on snow events in the coming winter months.

The Net Total line in the P&L is used to pay the loan principal. This cost is not accounted for in the P&L and therefore show as Net Total.

Please forward your comments or concerns to me [rhamerhome@gmail.com](mailto:rhamerhome@gmail.com) and you will get a response.

# Village at Peregrine Homeowners Association, Inc.

## Balance Sheet For 4/30/2025

### Assets

Cash Operating - FCB	\$37,547.97
Cash Reserves - FCB	\$7,503.37
CD - Edward Jones	\$64,884.00
Accounts Receivable	\$1,040.02
Prepaid Insurance	\$2,690.01

### Total Assets

**\$113,665.37**

### Total Assets

**\$113,665.37**

### Liabilities

Accounts Payable	\$2,324.21
Accrued Expenses	\$23.16
Prepaid Owner Assessments	\$8,233.42
FCB Loan	\$15,211.05

### Total Liabilities

**\$25,791.84**

### Reserves

Reserves - Undesignated	\$72,387.37
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### Total Reserves

**\$72,387.37**

### Equity

Prior Year Net Inc./Loss	\$582.81
Net Income	\$14,903.35

### Total Equity

**\$15,486.16**

### Total Liabilities / Equity

**\$113,665.37**

# Village at Peregrine Homeowners Association, Inc.

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	19,110.00	19,110.00	-	76,440.00	76,440.00	-	229,320.00
6340 - Late Fee Income	100.00	-	100.00	167.71	-	167.71	-
6910 - Interest Income	1.62	-	1.62	5.30	-	5.30	-
Total Income	19,211.62	19,110.00	101.62	76,613.01	76,440.00	173.01	229,320.00
Total Income	19,211.62	19,110.00	101.62	76,613.01	76,440.00	173.01	229,320.00
Operating Expense							
Administrative							
7010 - Postage	14.75	-	(14.75)	52.98	-	(52.98)	-
7030 - Printing/Copies	7.82	-	(7.82)	23.96	-	(23.96)	-
7120 - Delinquency Expense	13.09	-	(13.09)	43.09	-	(43.09)	-
7130 - Bank Fees & Charges	(20.00)	-	20.00	(20.00)	-	20.00	-
7190 - Community Events (social activities)	-	-	-	-	-	-	600.00
7191 - Strategic Planning Committee	-	-	-	-	399.00	399.00	399.00
7210 - Website Expense	50.00	50.00	-	2,138.95	2,200.00	61.05	3,172.00
7300 - Misc. Office Expense	45.00	116.00	71.00	226.97	464.00	237.03	1,400.00
7410 - Interest Expense - Loan	64.86	50.00	(14.86)	276.41	200.00	(76.41)	543.00
7510 - Master Association Dues	-	-	-	14,428.05	14,428.00	(.05)	14,428.00
Total Administrative	175.52	216.00	40.48	17,170.41	17,691.00	520.59	20,542.00
Professional Fees							
8010 - Management	1,508.00	1,508.00	-	6,032.00	6,032.00	-	18,910.00
8050 - Legal Counsel	-	125.00	125.00	-	500.00	500.00	1,500.00
Total Professional Fees	1,508.00	1,633.00	125.00	6,032.00	6,532.00	500.00	20,410.00
Insurance							
8210 - Insurance Premium	311.58	369.50	57.92	1,048.99	1,478.00	429.01	4,434.00
Total Insurance	311.58	369.50	57.92	1,048.99	1,478.00	429.01	4,434.00
Maintenance							
9010 - Landscape Maintenance Contract	5,010.00	5,010.00	-	20,040.00	20,040.00	-	60,120.00
9025 - Landscape Improvements	-	2,000.00	2,000.00	-	2,000.00	2,000.00	4,100.00
9035 - Maintenance - General	-	-	-	-	-	-	4,000.00
9210 - Irrigation Repairs	-	-	-	712.08	-	(712.08)	6,000.00
9218 - Irrigation Upgrade	-	-	-	-	-	-	3,000.00
9275 - Fire Hydrant Testing	-	-	-	-	-	-	660.00
9295 - Tree Maintenance	560.00	-	(560.00)	733.22	-	(733.22)	4,920.00
9410 - Snow Removal	-	1,000.00	1,000.00	2,545.87	9,000.00	6,454.13	12,000.00
9510 - Pest Control	-	-	-	45.00	-	(45.00)	-
Total Maintenance	5,570.00	8,010.00	2,440.00	24,076.17	31,040.00	6,963.83	94,800.00
Utilities							

# Village at Peregrine Homeowners Association, Inc.

## Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9805 - Water	-	-	-	-	-	-	32,000.00
9810 - Electric	23.16	125.00	101.84	91.66	500.00	408.34	1,500.00
9840 - Stormwater	125.55	215.00	89.45	726.75	430.00	(296.75)	2,000.00
9850 - Trash Removal	565.46	640.92	75.46	2,563.68	2,563.68	-	7,691.00
Total Utilities	714.17	980.92	266.75	3,382.09	3,493.68	111.59	43,191.00
Contingency							
9880 - General Contingency	-	-	-	-	-	-	3,867.00
Total Contingency	-	-	-	-	-	-	3,867.00
Reserves							
9910 - Reserve Replacement Funding	2,500.00	2,500.00	-	10,000.00	10,000.00	-	30,000.00
Total Reserves	2,500.00	2,500.00	-	10,000.00	10,000.00	-	30,000.00
Total Expense	10,779.27	13,709.42	2,930.15	61,709.66	70,234.68	8,525.02	217,244.00
Operating Net Total	8,432.35	5,400.58	3,031.77	14,903.35	6,205.32	8,698.03	12,076.00
Net Total	8,432.35	5,400.58	3,031.77	14,903.35	6,205.32	8,698.03	12,076.00