

VILLAGE AT PEREGRINE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes **Wednesday, August 16, 2023** **Location: Warren Management Group, Inc.**

Call to Order: The meeting was called to order at 1:00 p.m. by Susan Cuddeback. Board members present were Susan Cuddeback, Anne Albertson, Doug Anderson, Linda Heming, Jane Smith, Anne Weiss and Brian Mergl and Connie Davis (Warren Management). Homeowners at the meeting were Rick Shaw, Frank Heming, Gary Cuddeback and Len Albertson. Mike Janzen from American Family Insurance was also attending.

Owner's Forum: Rick Shaw reported that he was dissatisfied with the grass mowing done by HT Landscape. A large riding mower is being used to cut their lawn which has multiple rising and falling land. The large mower either misses the low spots entirely or cuts the higher areas too short. The mower has run over the edging in spots. The lawn on the back side of the house which is on a slope is either missed or uneven. The lawn on the back side is receiving insufficient water as well. The natural area has not been trimmed back and is overgrown. Brian and someone from the Landscape Committee will be contacting HT regarding this and Rich can expect to hear from someone on the Board regarding the resolution. Frank Heming spoke on behalf of the owners on Dutch Rock regarding the driveway in front of the three properties. They felt that the Board was responsible for the issue since the owners were not aware that the resolution accepted by the 2011 Board did not stand up to current legal requirements. The Dutch Rock owners feel that they have been treated poorly by the Board and the HOA attorney and they feel that it is up to the Board to come up with an amendment that will cover the maintenance of the driveway. Any changes will require approval from 67% of the HOA homeowners. The Board will need further discussion on this issue.

Ratification of July 2023 Board Meeting Minutes: The minutes from the July meeting were unanimously approved.

President's Report: Susan reported that the newsletter was sent out and that in spite of providing information on who to contact, she is still getting a lot of emails. She thanks Connie Davis for her help in getting the new directory out. The Social Committee held a very successful Ice Cream Social last Saturday. Susan shared information from the Peregrine master meeting. There is no longer a security vehicle going through our neighborhoods due to the camera installed at the entrance to Peregrine which records license plates. We do get 16 hours a month of the police coming through. That is twice a week. There have been problems with people racing cars and people causing problems near the Blodgett Peak area. There will be a meeting August 22 regarding the plans for the development of the rest of the Blodgett open space and it would be helpful if someone from the Village HOA were in attendance. The Police said that if a homeowner sees a problem to call them. If they have a description of the vehicle and the time frame, they can track it from the license plate camera. The information is held for 90 days.

Treasurer's Report: The treasurer's report was read and is attached to the end of these minutes.

Committee Reports:

- **Strategic Planning Committee:** The Strategic Planning Committee is holding a meeting on August 25 at 4:30 p.m. at the Rockrimmon Library to discuss the reserve study. If anyone has any questions, they can contact Marcia Nichols or one of the other members of the Strategic Planning Committee.
- **Landscape Committee:** Len gave an update on the turf reseeding. Timberline gave another bag of seed for the project but CSU is recommending not spreading it yet. CSU did approve the \$10,000 grant for the irrigation upgrade. The Village HOA has 120 days in which to spend it. Bids received so far are above that

amount. The drainage problem with the Doe Run swale has the homeowners offering to provide the costs for the work needed on their property if the Village HOA provides the funding for the common area. Susan moved that the Village provide \$6300 to Great View Landscaping to fix the Doe Run common area swale in tandem with the homeowners doing their agreed upon portion of the work. There was unanimous approval. It is not determined yet which portion of the budget will fund it. That is to be determined.

- **Street Committee:** The road repair work was completed in spite of concrete replacement needing to be increased in spots due to existing concrete replaced and sprinklers coming on during a pour. The sprinklers were not turned off as requested and that resulted in wasted concrete and a higher charge. It is felt that the problem was due to HT Landscape's failure to turn off the sprinklers and this will be discussed at a later time. Susan moved that A & M Concrete be paid \$12090.12 for the full amount invoiced. Linda seconded the motion. It was approved unanimously.

Old Business:

- None discussed.

New Business:

- **Street Repairs:** No discussion was held.
- **Discussion on landscape bids:** The Landscape Committee wants to send out requests for bids to other landscape companies for next year. There needs to be a discussion on what the 2024 budget should be. A work session will be held to determine this and the decision passed on to the Landscape Committee. Senate bill 178 requires the HOA to adopt at least 3 water saving plans. It was suggested that the community be canvassed for suggestions. This will be a major topic for the September Board meeting. It was recommended that the Strategic Planning Committee include information on Senate bill 178 in their upcoming questionnaire.
- **Parking Waiver – Leonard:** The request needs to be resubmitted. Any waiver given will need to be renewed annually.
- **Insurance:** Mike Janzen's firm offers commercial HOA insurance. He has looked at our HOA current policy and feels the HOA is currently under covered. The biggest concerns are fire and lightning. He noted that per our governing documents, each owner needs to have a \$10,000 loss assessment policy to cover any shortfalls on the HOA insured property. He will provide a quote and did say that the HOA did not have to wait until February when our insurance policy ends to change if the HOA chose to. His recommendation is to either make a change from our current carrier or upgrade the policy.
- **Annual meeting important deadlines:** Brian has the dates. The Board candidate forms will be distributed in mid-September.
- **Number of Board members:** The Covenant requires that the HOA have between 3-7 Board members. Susan is unsure that there will be a sufficient number of candidates to make the 7-member Board. Determinations can be made once elections take place.
- **Budget Planning 2024:** Rich Hamer will be sending out a meeting notice.
- **Homeowner Request for Reimbursement:** Flowers that were killed during weed spraying by HT Landscaping resulted in negotiations between the affected homeowners and HT. There was a disagreement in the actions needed and HT is balking at paying the invoices. Brian will ask a visiting attorney what the course of action should be.

Action Items:

- **Brian Mergl:** Contact HT Landscaping regarding issues with Rich Shaw's lawn. Contact the visiting attorney regarding issues with a contractor not wishing to provide reimbursement.
- **Landscape Committee:** Contact HT Landscaping regarding mowing map and practices.

Adjournment: The meeting was adjourned at 3:45 p.m.

Next Meeting: The next meeting will be held on September 20 at 1:00 p.m..

Treasurer Report July 31, 2023 R. Hamer

Action Items

Create rules for managing reserve funds that are missing from the HOA documents – this has been started but still needs more work and should remain an open action item.

Balance Sheet

Assets 6/30 \$79,013.44 and 7/31 \$75,741.40 down \$3,272.04

Liabilities: 6/30 \$61,540.97 and 7/31 \$65,509.56 up \$3,968.59

The difference between assets and liabilities had a net decrease for the month of \$7240.63 meaning that liabilities grew and assets shrank for the month.

Some expenses are planned to be higher during certain months and therefore, expenses were budgeted to be higher than revenue during July by \$3,175.

Expenses

Most items are as expected with minor variances.

Legal and management fees were much higher than budget for July by \$3600.00

Maintenance overall for the month was within 3% of budget with some above and some below budget. However, \$2,800 in irrigation repair should be reimbursed under the CSU grant. The landscape committee can provide more clarity on this. YTD, the maintenance category remains under budget by about \$3,000.

The July water bill was \$3,150 over budget for the month and is now at budget YTD. Total utilities are over budget for the year by \$5,467, which is due to recognizing the water expense from last year that was not billed until 2023.

The July water expense was 24% of the total annual budget. Is this from the sod replacement program or is it simply a timing issue on CSU billing (the likely answer since the June water bill was way under the June budget).

Overall, the total expenses YTD are under budget by \$2,290, primarily from a maintenance item for common area amenities budgeted expense (\$6,100 YTD) that has not been spent. This expense item has a full year budget of \$10,459. We should poll the board and committee chairs to determine the likelihood of spending this money and exactly what expenses it covers.

2024 Operating Budget

The 2024 budget work has begun. The board members and committee chairs have been assigned budget categories and the preliminary budget numbers are to be submitted by the end of August to the Treasurer. There will be some minor accounting changes that will provide more transparency to where the money is being spent. Certain payments are not easily visible today. Examples are the expense for the Master Peregrine HOA fees and repayment of principal on the outstanding capital improvement loan for prior concrete work.

The reconciliation between the bank statement and the financial statements for the operating and reserve accounts was reviewed and the balance tie out.

Submitted: August 16, 2023 Rich Hamer, Treasurer

Warren Management

MANAGING DETAILS | SERVING PEOPLE

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