

VILLAGE AT PEREGRINE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Wednesday, July 17, 2024 Location: Warren Management Group, Inc.

Call to Order: The meeting was called to order by Susan Cuddeback at 3:38 p.m. Board members present were Len Albertson, Susan Cuddeback, Rich Hamer (via Zoom), Linda Heming, Kim Kautz, Anne Weiss, Jim Wessely and Alison Graff (Warren Management Company). Homeowners present were Marcia Nichols, Rebecca Poland and Sally Wessely.

Owner's Forum: There were no owner's presentations.

President's Report: No president's report was given.

Ratification of June 2024 Board Meeting Minutes: The June 2024 Board meeting minutes were ratified unanimously.

Treasurer's Report:

- **June Financials Review and Approval:** Rich is modifying the financial report for June to better answer homeowner feedback raised from the survey. The HOA cash balance is as of June 30, 2024, and does not reflect checks not yet cleared or invoices not yet sent. Money for the Master dues is accumulating in a regular operating account instead of reserves and will be paid out January 1. The HOA is meeting covenant requirements and is not overfunded. We are spending according to our reserve plan and the cash position is improving.
Rich asked whether the report was adequate to send out to homeowners and the board agreed. Alison will include it when the minutes are sent to the homeowners. Additional response from survey feedback will be addressed in future financial reports. Len asked whether it was time to look at whether the HOA should invest in another CD and perhaps ladder CDs to obtain the best interest rates. Rich thought it was a good idea. Len moved that Rich check out the maturity of the current HOA CD and determine interest rates for a new CD. Jim seconded the motion. The motion passed unanimously.

Manager's Report:

- No manager's report was given.

New Business:

- **Turf Replacement Program:** The HOA has reapplied for another grant to continue this project and is waiting for CSU's response. If approved, the area would be reseeded with weed control.
- **Constant Contact Update:** Thanks to an anonymous donation, the Constant Contact subscription has been updated from Light to Standard. This allows several users and additional features.
- **Vole Treatment:** Homeowners have contacted either High Country or Froggy's for vole control. The common areas are being treated.
- **Anderson proposal for sprinklers:** The goal is to replace 300-400 of our 800-1000 sprinkler heads. This would be done with the balance of our irrigation grant (\$3500) and our paying for the material (not to exceed our irrigation repair budget of \$5000). We would apply for a rebate of \$5 per head replaced at the end of the project. The timetable is August and September.
- **Breakout reserve amounts into categories:** Warren does not recommend this and suggests that the HOA keep track of what they want for each category but not officially name them.

Committee Reports:

- **ARC Committee:** Linda reported for Frank Heming. There have been a few requests such as for a new deck which were approved. Len thanked the Holms for the care they used to determine the location of the irrigation lines before planting their trees. Susan gave a positive response to All Phase Locating who she used to find the water shutoff valve on their property. All Phase Locating can locate water services and main turn-offs or irrigation system control wires for the valves.
- **Strategic Planning Committee – report on Town Hall & Survey:** Marcia gave a handout merging comments from the town hall on the survey. It consists of a spreadsheet for tracking tasks. The committee sent a recommendation letter based on what people were saying. The measurable tasks are in the spreadsheet. She asks that the board review and decide on what we want to work on. Marcia recommended having someone keep a record of this on the monthly status of the items and mark when they are completed. The committee has spent many hours compiling this data and was thanked by many.
- **Landscape Committee:** Len stated that the Landscape Committee met, and the top issue is the large number of irrigation problems (breaks and brown spots). He proposed a subcommittee be created to focus only on irrigation issues. The Landscape Committee did not approve the proposed subcommittee. Susan commented that communication between the HOA and the landscaping company is currently inadequate. A more formalized process needs to be established. Susan asked that Len, Gary Cuddeback, Alison and Chad from Anderson Landscaping get together and work on a better process. Homeowners who are having problems with bare spots should contact Alison.

Linda received quotes from two vendors regarding painting the fence. A Lyons Painting estimated \$6500, and That One Painter quoted \$6400. Another option would be buying the paint and using volunteers. There were many comments both pro and con for these options. Susan asked Linda to get another bid. Jim recommended that the issue be tabled until the bid is obtained.

Linda requested repair work on the first four pillars. She will check with her vendor to determine whether the quote given last year is still valid. Linda moved that the HOA move forward in repairing the four pillars using the estimate of \$3200 from last year. It can be scheduled for September. Len seconded the motion. It passed unanimously.

Water has been running down Hard Rock when the irrigation system is running. It is probably a hairline crack in the master line. Anderson Landscaping is willing to rip up the concrete and look for the source. There is no guarantee that anything will be found. The recommendation from the Landscape Committee is to do nothing until the HOA replaces the concrete in the street. Len moved that the HOA do nothing for now. Susan seconded. Rich wanted to know how damaging it would be to the street. Len says there is no evidence of mud. This is only when the irrigation system is on and it will stop when we stop watering in the fall. The motion passed unanimously.
- **Street Committee:** Len noted that 95% of the street patching is complete thanks to homeowner participation. The next project is filling in 5 potholes. Len moved that the HOA authorize a maximum expenditure of \$750 to purchase and apply Asphalt Patch to all asphalt potholes at the Village entrance. Patching is to be applied by Village volunteers between August and September of 2024. Every effort will be made to minimize disruptions to Village traffic. This project is to be performed by Street Committee volunteers and is to be financed by Reserve Funds as it extends the useful life of a component of our Reserve Study.
- **Social Committee:** Kim said the Summer Celebration was a huge success. Thanks to Pete and Anita Holm who let it be held in their yard. Although it was hot, there was lots of shade. Susan thanked Kim and Mike, the committee and all the volunteers for the fantastic job they did. Happy hour is this Saturday at 4:30 on Barefoot Heights. The Ice cream social is August 28 and there will be a police officer as speaker.

Adjournment: The meeting was adjourned at 6:01 p.m.

Next Meeting: August 21, 2024 at 3:30 p.m.

Submitted by Anne Weiss, Secretary

