

Minutes also available on the Village website:
<http://sites.google.com/site/villageatperegrinecom>

Village @ Peregrine
January Board Meeting – 01/20/21
Location: BSR Communities Office
1710 E Pikes Peak Ave. Suite 200

Board Members Present: Linda Heming, Roger Horrigan, Jim Wessely, Denise Leccese, Urbanes (Van) Van Bemden. **Association Manager:** Tera Worster (BSR Communities).
Homeowner: Anne Albertson (via conference call)

Call to Order: Linda Heming called the meeting to order at 10:05 a.m.

Owners Forum: Anne Albertson inquired about a timeline for fire hydrant testing. This is addressed under Old Business.

Approval of December 16, 2020 Board Meeting Minutes:
The e-mail approval of the minutes was ratified.

President's Report: None

Treasurer's Report (Summary Attached):

Roger Horrigan reported that the checking balance is \$21,185. Reserves stand at \$93,014. At the end of December 2020 actual December expenses exceeded December income by \$7,639. Annual 2020 end of December expenses exceeded income by \$11,239.
The end of year negative "net" resulted in paying the \$13,000 Peregrine Master dues in December instead of in January 2021.

Manager's Report:

New Business:

- **Tall Timbers contract signed and paid:** This has been paid. The contract is posted on the BSR website.
- **Robertson's contract signed:** The contract is signed and posted on the BSR website.
- **V@P Master dues paid:** The dues were paid in December 2020.
- **New email for Tera Worster and RowCal care team:** BSR has transitioned and now operates under RowCal.
The Village property manager, Tera Worster, has a new email address:
tera.worster@rowcal.com
At this time, information is being gathered on when to start using the care team.

Old Business:

- **Fire Hydrant Testing:** Testing was last done in 2019. They are experiencing delays due to COVID. Testing is not carried out in the winter. It is an action item for the spring.

New Business:

- **Ratify email approval of 2021 budget:** The email approval of the budget was ratified.
- **Recycling cost increase and communication:** Tera Worster spoke to GFL this morning. GFL is reviewing our contract and will communicate their findings to Tera tomorrow. *GFL said if anyone encounters a hardship to place the trash can at the end of the driveway due to icy conditions, it can be placed outside the garage door and they will pick it up.*
- **Insurance for 2021 – discussion and approval:** There is a slight decrease in premiums. The total cost for 2021 is \$2,493. Urbanes (Van) Van Bemden made a motion to accept the insurance amounts and pay the bill; seconded by Jim Wessely. The motion carried 5-0.
- **Sand/ice melt for particular areas:** It was brought to our attention that a homeowner fell on an icy street after a recent snowfall. They requested the placement of sand bins at various locations throughout the Village. Discussion followed with the question of who would spread the sand and clean it up. In the past Robertson's has cleaned it up for an additional charge. The question of liability arose due to sand on dry streets being hazardous for slipping. Board consensus was to not change the current status of snow removal. The Board makes a reasonable attempt to clear the streets and mailboxes. In being cognizant of where we live and winter conditions, it is a reminder that at times mobility may be temporarily limited due to weather.
- **Review quality of snow removal:** Robertson's has been notified to exercise care in cleaning around mailboxes.
- **Finalize Annual Meeting:** The 2020 annual meeting will be held February 17, 2021 via Zoom from 6-7 p.m., with sign-in from 5:45 – 6:00 p.m. Tera will send an email to homeowners the week before the meeting with a link to access the Zoom meeting.
 - The meeting packet will be mailed to homeowners in the coming weeks.
 - Three Board positions are open. Voting must take place by mail due to the meeting being held via Zoom. Ballots will be sent via email with a date included for a deadline to return ballots. Floor nominations cannot be accepted this year.

Committee Reports:

Street Committee: No report

Landscape Maintenance Committee: Reminder to homeowners: It is important to water your trees on warm days during the warmest part of the day. (between 11 a.m. and 2 p.m.). This is especially important this year with the dry winter we are experiencing. Trees need water even in winter months. The result of not watering could lead to the tree dying due to drought.

Architectural Review Committee (ARC): No submittals.

Social Committee: Not currently active.

Next Meeting: Wednesday, March 17, 2021 at 10 a.m. at the office of BSR Communities located at 1710 E. Pikes Peak Ave., Suite 200

The meeting adjourned at 11:26 a.m.

Submitted by Denise Leccese
Secretary

ACTION ITEMS:

Tera:

- Follow up on GFL recycling cost
- Payment of insurance bill
- Prepare annual meeting packet
- Follow up on receipt of 3 permission forms for directory

Board: Fire Hydrant testing (for spring 2021)

TABLED ITEMS:

- Swales
- Power to Front Entrance
- Trees replaced in Woodmen common area
- Stone Columns repaired
- Trees between Fawn Meadow and Barefoot

Village @ Peregrine
Cash Snapshot -- As of December 31, 2020
Do not view this Cash Snapshot
as Official Bookkeeping.

Year	Month	Ck Acct Balance	Reserves
2019	End May	\$46,207	\$59,639
2019	End June	\$50,865	\$59,966
2019	End July	\$56,497	\$60,289
2019	End Aug	\$49,957	\$60,611
2019	End Sep	\$51,219	\$60,934
2019	End Oct	\$53,954	\$61,248
2019	End Nov	\$46,871	\$63,297
2019	End Dec	\$41,142	\$69,618
2020	End Jan	\$30,516	\$69,935
2020	End Feb	\$32,871	\$71,164
2020	End Mar	\$33,973	\$71,938
2020	End Apr	\$40,855	\$72,704
2020	End May	\$46,446	\$73,486
2020	End June	\$51,538	\$74,282
2020	End July	\$44,362	\$75,005
2020	End Aug	\$51,100	\$75,776
2020	End Sept	\$51,410	\$78,193
2020	End Oct	\$52,618	\$79,466
2020	End Nov	\$34,965	\$92,239
2020	End Dec	\$21,185	\$93,014

Reserve Allocation
(\$12,000 added Nov 2020)

Xeriscape	\$ 0
Unallocated	\$34,383
Irrigation Repair	\$ 0
Water Main	\$ 30,987
Concrete/Streets	\$ 27,643
Total	\$93,014

Income and Expenses by Month 2020

	20-Jun	20-Jul	20-Aug	20-Sep	20-Oct	20-Nov	20-Dec
Income	\$12,471	\$12,470	\$12,500	\$12,485	\$12,456	\$13,274	\$13,263
Reserve In	\$12k + \$773 = \$12,773 Moved to Reserves				→	(\$12,773)	
Total	\$12,471	\$12,470	\$12,500	\$12,485	\$12,456	\$501	\$12,488
Expense							
Admin	\$877	\$1,139	\$1,136	\$1,129	\$1,166	\$1,148	\$15,629
Maint	\$2,734	\$9,101	\$3,063	\$400	\$3,529	\$43	
Utilities	\$1,732	\$8,606	\$6,338	\$5,004	\$5,596	\$7,016	\$1,244
Insur	\$1,051	\$0	\$0	\$0	\$0	\$0	\$352
Common	\$127	\$2,734	\$165	\$0	\$0	\$13,740	\$2,902
Tot Exp	\$6,521	\$21,580	\$10,703	\$6,533	\$10,291	\$21,947	\$20,127
NET	\$5,950	(\$9,110)	\$1,797	\$5,952	\$2,165	(\$21,446)	(\$7,639)

At the end of Dec 2020 actual Dec expenses exceeded Dec income by \$7,639.
Annual 2020 end of Dec expenses exceeded income by \$11,239.

The end of year negative "net" resulted from paying the \$13K Master dues in Dec.
This December transaction was against Board instructions to BSR.

STREET REPAIR LOAN STATUS:

Loan: \$75,000.

Street Repair in 2019: \$73,266. \$1,734 transferred to Reserves.

Owe on the loan \$62,550 as of Dec 31, 2020.

Monthly: Loan Interest \$257.92. Principal \$759.25

Principal payment is not included on income/expense report.