

VILLAGE AT PEREGRINE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Wednesday, July 19, 2023 Location: Warren Management Group, Inc.

Call to Order: Susan Cuddeback called the meeting to order at 1:00 p.m. Board members present were Susan Cuddeback, Anne Albertson, Doug Anderson, Linda Heming, Anne Weiss, Brian Mergl (Warren Management) and Debra Oppenheimer (Altitude Law). Homeowners present were Len Albertson, Jilian Anderson, Gary Cuddeback, Brian Grabert, Julianne Grabert, Frank Heming, Janice Mann, Marcia Nichols, Candace Rhone, Jim Rhone and Jim Wessely. Susan introduced Connie Davis from Warren Management who is Brian's assistant. She also introduced Debra Oppenheimer from Altitude Law who provides legal opinion for the Village HOA.

Owner's Forum: Jim Wessely was the first speaker. His first concern was the timeliness of the agenda of the Board meetings reaching homeowners either through email or on the Village websites. Susan did admit that it was sometimes difficult to get agenda items from board members and asked that Connie make sure that the agenda items are mailed out to homeowners 5 business days before the meeting. Jim's second concern was regarding how long the approval for street repair was taking. He felt that the Dutch Rock portion of the repair should have been included since it has been treated as a street in the past. He recommended going on precedent. Susan replied that the contractor was asked to provide 2 bids, one for the Dutch Rock location and one for the other locations. There has been frustration in the length of time taken.

The question was raised why the Dutch Rock repair was split out. Debra noted that while the HOA owns the private roads in the Association, the driveway in front of the 3 Dutch Rock homes does not qualify as a street or cul-de-sac and is considered the private property of the homeowners of those 3 properties. The plat map calls it out as a driveway. When asked why there wasn't a notification to owners when they purchased the property, Debra pointed out that sometimes owners did not read through all of the documents before purchasing and that due diligence was up to the owner. In some other situations, it was possible that developers, realtors or title companies misrepresented the driveway as a private road.

In 2011, the then Dutch Rock owners presented a resolution to the board requesting the HOA take on the responsibility for snow removal, maintenance and liability for that area. That board passed the resolution. While the HOA documents at that time may have allowed that action, the current HOA documents amended in 2017 do not allow that to take place. Snow removal is no longer a concern since all HOA driveways now are covered. Repairs and maintenance of driveways are not.

What brought up this issue? Marcia Nichols stated that in preparation for the reserve study, the Strategic Planning Committee went through many documents. One showed a map of the Dutch Rock properties and stated that it was a driveway considered a street. Marcia took the issue to the board to see whether it should be included in the reserve study. The board brought the issue to the HOA legal representative since the issue was complex. Debra's recommendation was to vacate the 2011 resolution. The Dutch Rock owners were not notified of this issue in advance which has caused some resentment. This non-notification was based on legal advice.

In order to allow the HOA to treat this area as a private road a vote could be taken to amend the covenant. It would require a minimum of 66.7% of the HOA owners agreeing to the change. It might require replatting and deeding of the area in question to the HOA. It is going to take time to resolve.

A motion was made by Anne Albertson to vacate the 2011 board resolution to provide maintenance and repair on the Dutch Rock area in question. Anne Weiss seconded the motion. Linda was recused since she is one of the affected homeowners. All other board members voted to vacate the resolution. Linda did ask to be kept informed of further developments.

Three of the Dutch Rock homeowners are resigning from the committees they were members of.

Candace Rhone gave an update on the turf replacement project going on in the HOA. She is urging additional irrigation bids so that repair can go forward which can be covered under a CSU grant. Since the Woodman area was being considered for irrigation work as well, she is recommending holding off on that area until next year rather than do the repairs this year. She is also suggesting a reduced watering schedule for September and October to cut down on water usage. Candace and Jim Rhone are offering to contribute another \$500 toward the reseed effort if the irrigation repairs are completed within the next three weeks. Her presentation and watering tips are included below.

Janice Mann was the last owner presenting. She has an issue with our landscaping company, HT. They were spraying for weeds along the rocks and killed her plants in the rocks along with a number along the perimeter of her house. She sent letters to the board and HT but has received no response. She would like to go directly to HT for resolution on the loss of her plants. The board did not receive her email. There were reports of other homeowners losing plants from HT spraying. Brian will contact Janice to set up a meeting with HT.

President's Report: No President's report was given due to time constraints.

Ratification of June 2023 Board Meeting Minutes: The minutes from last month's meeting were approved.

Treasurer's Report: The treasurer's report noted changes in the balance sheet and expenses. Details of the report can be found below.

Committee Reports:

- Strategic Planning Committee: Marcia Nichols reported on the status. The Committee has received the reserve study and has sent it on to the board for review. There is one opportunity for the HOA to request edits of the report. The committee is asking the board whether there are any projects that can affect the existing reserve balance before the end of the year, such as for street repair. The starting reserves balances are a key part of the reserve study. The committee asks for any input from the board on how much the project will cost by this Friday. The board will get a chance to ask any questions to a representative from the company doing the study on August 1. The final study will go out to HOA homeowners. Susan asked Marcia to write up an introduction of the study to go out with the report.
- Landscape Committee: Len Albertson reported on status of the Doe Run swale drainage issue. The landscape committee is asking vendors for their suggestions to fix the issue and the costs. Several suggestions have been made. Linda and Susan have talked about a letter to the city in assisting with a solution. CSU has approved a \$10,000 grant for the irrigation project based on the statement of work which includes the Woodmen area and the turf replacement project currently ongoing. Len would like to get more contractor quotes.
- Street Committee: Frank Heming report on the asphalt crack repair at Woodmen and Fawn Meadow. The repair went well and was sealed. The Street Committee will watch to see how the material holds up. The pothole was not repaired but can be addressed in the future.

New Business:

- Letter to the City re: Woodmen Road Swale / video: Linda will compose the letter.
- Newsletter: The newsletter is in process.
- Questions re: Reserve Study: No questions were asked.
- Parking Waivers Nichols, Leonard: Marcia's car is under a recall that cannot yet be implemented. She is requesting to park her car on the parking pad until the repair is available. Susan moved that Marcia be allowed to park there until the end of 2023. Anne Albertson seconded the motion. It was approved unanimously. Mike Leonard requested that he receive a waiver to be allowed to keep a registered small

camper in his garage. There are three cars currently kept by the family and two registered drivers since Gen Leonard's mother recently died. The request will be tabled until the next meeting to find out what will be the status of the third car.

- Directory update: The management packet for the meeting included the current information but the update is not complete. There are a few further pieces of information needed.
- Covenant violations and fines: Registered letters will be sent to the two owners with violations outstanding the longest.
- Budget Planning 2024: There was insufficient time to discuss this issue. This will either be discussed in an additional meeting or next month's board meeting. Brian has contacted HT Landscaping about their 2024 quote.
- Street Repair: The bid from AM Paving for the areas on the private HOA streets that was received last month was \$10603.47. The estimate number is 1441. Susan moved that the board authorize taking \$2000 from the street repair budget and \$8603.47 from the reserves and have the repairs completed. Anne Albertson seconded. The motion was approved unanimously.

Action Items:

- Brian Mergl: Set up the meeting with Janice Mann and HT.
- Linda Heming: Compose the letter to the city regarding Doe Run swale.

Next Meeting: The next meeting is August 16th at 1:00 p.m. at Warren Management Company.

Adjournment: The meeting was adjourned at 3:33 p.m.

Submitted by Anne Weiss, Secretary

Village at Peregrine Turf Replacement Program

To: Village at Peregrine HOA Board

From: Candace Rhone

RE: Turf Replacement Project Review

July 19, 2023

If utilized correctly the current CSU programs make available \$10,000 for irrigation repairs and \$5,500 on turf replacement of 11,000 square feet of turf. In addition, the HOA will incur future savings from these programs if completed.

Observation – We need action to be taken by the HOA to finish the current turf replacement project
The HOA board is the responsible party for the turf project success.

- This project was introduced (last December) by a few homeowners but the board now is the responsible party for the project's success. The CSU programs under which we are operating are not developed for individual homeowners but for businesses such as HOA's.
- There has been more resident support in the village for turf project than many of us expected. Even with this unusual rainy period most people understand the water scarcity issue facing the western U.S. The HOA (board) needs to deliver successfully on this project if you expect to do more turf replacement in the Village and cut our water costs further.
- Curiosity of the neighbors is quite high by observing the cars and pedestrians stopping to read the project signs. The president of the Peregrine master association has walked the area a couple of times.
- Irrigation renovation is a vital part of the turf replacement process. Which is why there are two CSU rebate programs. One for the planting of turf seed (to replace Kentucky Blue grass) and one for the watering of the new turf. Experienced landscape companies will not do turf replacement project if the client is not going to update the water system. There are two reasons to change the current system. The first is to get even sprinkler coverage so that you get seed germination. The second is that you will need six-inch sprinkler heads to water the native grasses when mature as they shouldn't be mowed any lower than four inches.
- If we are successful in completion of this process, we (the homeowners) will be reimbursed for our costs (the HOA has put no money into the project). However, the HOA will benefit from the water savings in the future.

Keeping the project on track (Action Steps)

- It is most important do the irrigation repairs as soon as possible on the turf area. The coverage of the current sprinklers in the replacement project area is abysmal. There are areas that are mud puddles, areas that are bone dry (no water no grass) and house walls getting watered three times a day.
- Irrigation changes (if the CSU guidelines are followed) will be covered by the grant money up to \$10,000. CSU pays for the improvements directly to the vendor.
- Proceed to get more bids on the irrigation as HT landscaping has been unresponsive and unsupportive of this project. Time is running out.
- Weather can negatively affect a project and reseeded may be needed. The heavy rain the day after seeding did wash away some seed. In addition, nonfunctioning rotor sprinkler heads have

hindered seed germination. If we act soon, we have time and possible additional turf rebate money to reseed the problem areas. Those problem areas will become apparent within a short time as the first seeding germinates.

The Conflict

There has been some talk of doing the irrigation work on Woodman area this year before the Dutchrock project area irrigation repairs. That idea is unacceptable. If the Woodman area is done first the complete \$10,000 may be exhausted and leave the Dutchrock turf project without the needed funds for repairs. I also see several problems with proceeding to do irrigation work on Woodman this year. I will suggest alternative cost savings approaches for this year. The Woodman Road frontage area (HOA common area) had been under consideration for turf replacement for this year but a decision was made not to do it because of lack of money (the HOA's money this time) and time remaining in the growing season to start and complete the project. The irrigation review of the whole irrigation system done by CSU, Lance Ackerman, has a recommendation to wait until next year to do the irrigation repairs on Woodman. If you look at the detail of the Woodman work Lance recommends four new lateral lines. To put in new lines you have to dig up the current grass. Wouldn't it be prudent to dig up the grass when you are also killing the grass for turf replacement next year (if that is even implemented by the 2024 HOA board). If you did replace the lateral lines this year, then is the HOA going to leave the line replacement areas bare because CSU isn't going to pay under their programs for Kentucky blue grass sod.

Cost Saving suggestions for this year

I have attached a yard watering guide published by CSU. The guide suggests reducing the days you water to two in September as the temperatures drop. In addition, going to once a week in October. These are general guidelines, common sense and consideration of the temperatures needs to be used in changing the water usage.

With regard to the reseeding of the current Dutchrock project if the board does the irrigation repairs within the next three weeks, my husband and I will contribute another \$500. toward the reseeding of the area in hopes that the money will be returned along with our portion of the already deposited cash under the turf rebate program. There are other project homeowners that are willing to help with reseeding money if the sprinkler issues are addressed. There is no reason to reseed if the sprinkler system is not functioning correctly to water it. Remember the program will pay 50 cents per foot and we have so far utilized around 25 cents a foot. **However, none of the 7 homeowners will get their money back on the CSU rebate program if we do not have 50% germination of the seed (CSU will be out to measure for the 50%) and that is not looking good at the present.**

Watering Your Yard

These tips will help keep your lawn healthy while following the water wise rules.

Water wise rules support the wise use of water in our community. Efficient water use today helps us ensure a reliable supply for the future.

Seasonal tips

September - October

- Water twice per week in September. As the weather cools, change to once per week in October.
- Schedule pop-ups for 20 minutes, rotors for 45 minutes, and multi-stream nozzles for 60 minutes each watering day. These recommendations are starting points; adjust up or down as needed.
- It's important to water consistently into fall so your plants are hydrated when they go into dormancy.
- Fertilize your lawn in fall.
- Winterize your sprinkler system in October.
- Be sure to winter water November through April if we experience dry winter conditions.

Treasurer Report July 18, 2023 R. Hamer

Action Items

Create rules for managing reserve funds that are missing from the HOA documents – this has not been completed and should remain an open action item.

Balance Sheet

Assets 5/31 \$70,013.00 and 6/30 \$79,013.44 up \$9,000.00

Liabilities: 5/31/23 \$52,336 and 6/30 \$61,540.97 up \$9,204.00

The difference between assets and liabilities had a net decrease for the month of \$204.

Some expenses are planned to be higher during certain months and therefore, expenses were budgeted to be high than revenue during June.

Expenses

Most items are as expected with minor variances.

Of note:

Overall monthly expenses are \$8,200.00 under budget due to water, concrete, and landscape improvements budgeted expenses not being spent.

Legal fees exceeded the budget for the month and for the year by \$300.

Tree maintenance spending is running ahead of plan and YTD is within \$1000.00 of the annual budget.

The water expense is under budget for the month by \$5,400. If this lower trend continues, it could offset the extraordinary expense that was incurred from not getting billed properly in 2022 by CSU.

We can remain hopeful to claw back some of the negative variance through efforts of the landscape committee, and diligent expense management.

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

Submitted: July 18, 2023 Rich Hamer, Treasurer

Warren Management



MANAGING DETAILS | SERVING PEOPLE

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