

VILLAGE AT PEREGRINE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Wednesday, August 21, 2024 Location: Warren Management Group, Inc.

Call to Order: Susan Cuddeback called the meeting to order at 3:32 p.m. Board members present were Len Albertson, Susan Cuddeback, Rich Hamer, Linda Heming, Kim Kautz, Anne Weiss, Jim Wessely and Alison Graff (Warren Management). Homeowners present were Susan Bowman and Rebecca Poland.

Owner's Forum: There were no Owner's Forum issues presented.

President's Report: Susan Cuddeback reported that over half the issues raised by the homeowners' survey have been completed. An issue still needing resolution is a community vision. This may take a work session at a later date. Froggy's Pest Control has resolved the vole problem in the common area. They are now offering pest control to owners who are dealing with attic pests. She requested that some board members attend the upcoming Peregrine budget meeting on October 9 at 6 p.m. at the fire station. She also reminded board members about the Altitude Law newsletter which included information on a number of new laws. Susan Cuddeback thanked the Beautification Committee for all the hard work they had put in to date on their electric vs. solar survey of the Village common areas.

Ratification of July 2024 Board Meeting Minutes: The July 2024 Board Meeting minutes were approved unanimously.

Treasurer's Report:

- July Financials review and approval: The reserve account is accumulating at the planned pace. The expenses are in line with the budget except for water and general maintenance. Water is over due to the hot June although the current rains should help reduce use. General maintenance has not been used much to date due to cost savings in other expenses. Rich asked to hold the first meeting for next year's budget on September 5 for Board members and Committee chairs at 4 p.m.

Committee Reports:

- ARC Committee: Linda reported that only 10 requests have been received to date this year. None were in August. Three homeowners requested to see the appropriate paint samples for their homes. No requesting for painting were submitted.
- Strategic Planning Committee: No updates were presented.
- Landscape Committee: Len indicated that the balance of the grant money from CSU last year was used for the irrigation efficiency project. The committee has sent in another request to CSU for additional sprinkler heads and nozzles. This would cover 8 watering zones. The turf replacement project is proceeding well. Complete funding was received from CSU. Weed control will be used which will not hurt the native grasses. This will be done again in the Spring. The Landscape Committee at their meeting last week decided to change their recommendation regarding fence painting to have a vendor (Estrada) do the painting. Len moved at the Board meeting to do the painting himself requesting \$1200 to buy the paint. The motion carried with Rich, Kim, Jim and Anne voting for the measure and Susan Cuddeback and Linda voting against it. Len abstained. Susan wanted to take Alison out of the loop of homeowner feedback regarding landscaper issues by having Gary Cuddeback handle the homeowner calls. Being on the Landscape Committee, he has more access to Anderson Landscaping resulting in a quicker response.

- Street Committee: There was no report.
- Social Committee: Kim reminded that the Ice Cream Social is next Wednesday. There will be a speaker. Rich will also give a presentation regarding the HOA financials.
- Beautification Committee: Susan Bowman reported on the study the committee is doing regarding the current energy uses in the common area and whether electricity as opposed to solar energy would be a better option. They found that sign visibility worked best when the letters were black. Mike and Rebecca Poland did a walkaround of the current electrical use in the HOA common areas. Their findings were that there is a variety of lighting in the common areas and a lot of the existing wiring is old with some not to code. There are two possible conduit lines under the asphalt. The next goal is to get some quotes on options. Landscaping will need to be coordinated with any changes.

Manager's Report: Alison reported that the annual HOA meeting will be held November 13 at the First Alliance Church at 6 p.m. She reminded Rich that the budget needs to be mailed out to the homeowners 30 days in advance. That is also the date for Peregrine's annual HOA meeting.

Old Business:

- No Old Business

New Business:

- CD rate: Interest rates are currently high for short-term investments. Jim proposed that Rich invest \$35,000 into CDs based on board discussion on favorable interest rates while maximizing access. Susan Cuddeback seconded the motion. The motion passed unanimously.
- Painting for front entry: A decision was made prior to the Board meeting to do the painting on the front sign with volunteers and to use black lettering.
- Vote on Waiver Request to park in parking pad: There was a petition from 7835 Fawn Meadow to allow a waiver for a personal vehicle to park on the parking pad for 10 months. This was denied per our governing documents.
A second petition was from 7785 Fawn Meadow to park a car in the parking pad on and off for 6 weeks during construction being done at their home. This was approved.
- Discussion on changes to Rules and Regulations: This issue was tabled for a later meeting.
- Vote on Fence Painting: The Board voted 4-2 to approve Len painting the fence. See Landscape Committee report for details.
- Renewal of Constant Contact: Susan Cuddeback moved that the board renew the Constant Contact for one year at a rate of \$459. Since it was not a budgeted item, it will be considered a Social Committee expense. Kim seconded the motion. It passed unanimously.

Adjournment: The meeting was adjourned at 5:55 p.m.

Next Meeting: The next meeting will be September 18, 2024, at 3:30 p.m.

Submitted by Anne Weiss, secretary