

VILLAGE AT PEREGRINE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Wednesday, January 15, 2025 Location: Warren Management Group, Inc.

Call to Order: The meeting was called to order at 3:37 p.m. by Susan Cuddeback. Board members present were Len Albertson, Susan Cuddeback, Rich Hamer, Kim Kautz, Anne Weiss, Jim Wessely, Paul White and Alison Graff (Warren Management). Homeowners present were Gary Cuddeback and Marcia Nichols.

Owner's Forum: There were no presentations.

President's Report: Susan asked that reports be limited to 10 minutes. She welcomed Paul to the Board. She commented on how the Board accomplished a lot and she is hoping for an even better year this year.

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

Treasurer's Report:

- **December Financials review and approval:** Rich went over the budget for 2024 and said the HOA did well. Expenses vary each month, and some are difficult to budget for such as water usage and snow removal. Good planning resulted in a slight positive variance for the year. Rich did suggest that the HOA consolidate the two reserve accounts under Edward Jones. Alison has an action item to check on whether there will be any difficulty in getting funds out when they are needed.

Committee Reports:

- **ARC Committee:** Susan received emails from Frank Heming, and he was not in favor of expanding the color choices for the homes. Marcia noted that the address on the ARC form was incorrect. Alison will correct that and ensure that all other information is correct.
- **Strategic Planning Committee:** There was no report.
- **Landscape Committee:** Len provided zone maps to help prevent water from going down the streets. The Landscape Committee will be coordinating with Anderson at the beginning of the watering season to see how the sprinklers are emitting. Since the HOA used 1.2 million gallons of water for irrigation last year, the goal is to reduce water usage as much as possible.
- **Street Committee:** Len said that there is one project planned for this year for seal coating around the entrance. There will also be monitoring of previous sealing repairs to check for cracking. Some minor repairs may be necessary.
- **Social Committee:** There are no Social Committee events planned for the next few months.
- **Beautification Committee:** There was no report from the Beautification Committee.

Manager's Report:

- Alison had nothing to add to what had already been discussed.

Old Business:

- No old business

New Business:

- **Insurance Policy:** American Family Insurance will no longer be covering HOAs, so Susan got quotes from three insurance companies for our coverage. USLI and Liberty Mutual did not provide the coverage our

HOA wanted. One Digital did for \$3814. Susan moved that the Board accept the quote of \$3814 from One Digital. Jim seconded the motion. It was unanimously approved.

- **Review of Rules and Regulations:** Susan has been working on updating the HOA Rules and Regulations. There are new HOA policies that need to be incorporated into our Rules and Regulations. Susan was asking Board members to scrutinize for errors or possible consolidations.
- **Review Architectural Form:** Gary noted that some items submitted to the Architectural Committee affected the irrigation system and the Landscape Committee needs to be involved on these projects in order to avoid irrigation obstructions. Alison is not always included on architectural changes either. Gary will craft a form to present at the next meeting.
- **Discuss Beautification Committee:** Len moved that the Beautification Committee be responsible for Landscape Improvement budget items. It was passed unanimously.
- **Update on Newsletter, Etc.:** Jim updated the Board on newsletter, etc. activities and asked that any items for the next newsletter be submitted by Sunday.
- **Water Overage?:** Len stated that the water bill was actually for sprinkler heads which should have been covered under the CSU grant. There's a question as to where the credit for that was actually sent.
- **Budget Risks:** One budget risk item was HOA insurance. Since the Board voted to accept One Digital for insurance and their quote was within the amount budgeted, it is not considered a budget risk. Trash was negotiated with built-in increases of 3.5% for years two and three. Our management company contract had a 3.5% increase for 2025. Renegotiation or finding a new management company may be necessary in future years. Water usage is difficult to predict. The Landscape Committee is working with Anderson to manage water usage as much as possible. Depending on the weather, it may be necessary to shut down watering at the end of September or ask homeowners to water brown spots in their lawns. Maintenance costs have snow removal as the biggest unknown. The volunteers removing snow were a tremendous help. If snow removal is swift in areas that tend to ice up, the ice is less likely to form. Rich looked at the federal and state tax forms for the HOA and motioned to prepare them for the HOA. Jim seconded the motion. This would save the HOA \$350. The motion carried unanimously.
- **Additional Colors for Homes:** Kim, Marcia and Susan met with a colorist who suggested creating 20 additional palettes of 3 colors each to offer in addition to the existing approved colors for homes. These would coordinate with brick and roof colors and would still need approval from the ARC Committee. Further discussion is needed.
- **Volunteer Snow Removal:** Susan asked that a reminder go out to the volunteer snow angels/elves before the predicted snow this weekend.
- **Volunteer Photo Person:** Susan has put out a request for a volunteer to take photos for the HOA.
- **Board Code of Conduct for 2025:** The 2025 Code of Conduct was passed around and signed by the Board members.
- **Tall Timbers proposal:** Tall Timbers sent a proposal but Anderson handles tree trimming as part of the HOA contract. Susan sent Tall Timbers a thank you but told them that we had gone with another vendor.

Adjournment: The meeting was adjourned at 5:40 p.m.

Next Meeting: The next meeting will be Wednesday, February 19th at 3:30 p.m. at Warren Management.

Submitted by Anne Weiss, Secretary