

# VILLAGE AT PEREGRINE HOMEOWNERS ASSOCIATION, INC.

## **Board of Directors Meeting Minutes Wednesday, March 20, 2024 Location: Rockrimmon Library 832 Village Center Drive**

**Call to Order:** Susan Cuddeback called the meeting to order at 4:34 p.m. Board members present were Susan Cuddeback, Len Albertson, Linda Heming, Kim Kautz, Anne Weiss, Jim Wessely and Alison Graff (Warren Management). Owners present were Gary Cuddeback, Frank Heming, Marcia Nichols and Rebecca Poland.

**President's Report:** Susan shared a letter with the board from Anderson Landscaping with their plans for snow removal during the last storm. Generally most homeowners were satisfied with their work with some concerns about plow blades hitting the concrete too hard and some turf being scraped. There have been some requests for changing the meeting time for the board meeting. Rich Hamer is going to be unavailable during most of May and June and is requesting to have another board member present the financial information. Rich's best days for attending future meetings are Mondays and Fridays. A possible meeting time could be 3:30 p.m.

**Ratification of February Board Meeting Minutes:** Ratification of the February board meeting minutes was unanimously approved.

### **Treasurer's Report:**

**February Financials:** Rich was on travel but had sent a copy of the financial statements. He noted that all the numbers have improved. He did ask Warren Management to make the following adjustments to the financial statements to correct inaccuracies: The monthly budget allocation for contingencies needs to be zero in all months except December where it should be \$3316.00. The revenue budgeted amount for master association dues needs to be changed to \$13,377.00 to reflect the amount we collected to pay the 2024 dues. The actual YTD amount for printing/copies needs to be investigated and removed so that we are not showing a negative expenditure. Len motioned that the board approve the February financials. Jim seconded the motion. It was approved unanimously.

### **Manager's Report:**

- Alison reported that Rich is on track with finances. She did request that she do the budget next year since she does it for her other HOAs.

### **Old Business:**

- **Reviewing of Governing Docs – review the first 5 Covenants:**

### **New Business:**

- **Ratification of email vote on sending out the SPC Survey:** An earlier email vote on approval of sending out the survey was approved 6-1. The board meeting ratification was unanimous.
- **Continued discussion on changes to Covenants and Rules & Regulations:** This will be tabled until April.
- **Signs for Upper Fawn Meadow and Buckhaven entrances:** There was no budget made for address signs. Linda said this had been looked at earlier and decided not to do this.
- **Mandated Xeriscape Plans for the Village:** The state requires that the HOA provide 3 examples of acceptable landscaping plans. CSU has acceptable plans on their website. Susan asked the Landscaping Committee to choose 3 plans.

- **Completion of Woodmen Road Swale:** A hole had been cut in the curb so the water doesn't come out where it is supposed to. The city has given a warning about this. The HOA has to go to CSU and get a permit on how we will fix this.
- **Attorney Proposals:** This was to be moved to old business at the next meeting. Susan asked that all board members review these before that meeting.
- **Define Reserve items and designated monies for each category:** This item was not discussed.
- **Street repair amount in reserves for 2024:** See Street Committee report.

#### Committee Reports:

- **Strategic Planning Committee:** Marcia noted that the Strategic Planning Committee has sent out two emails to homeowners to alert them about the upcoming survey. Homeowners will be given two weeks to complete the survey with a week for Covirtus to compile the report on the results and return it to the SPC. A representative from Covirtus will be in town at the end of April in case the board had any questions on the result. It was requested that the representative be available on April 26 if it turns out there are any questions. Marcia noted that only one survey was being sent to each household so that two member households would not have greater input than one person households.
- **Landscape Committee:** Gary reported that the Landscape Committee had met with Anderson Landscaping regarding work to be done as temperatures get warmer. There was communication with Anderson regarding the last snow including curb stop and turf scraping. Linda asked them to check with spring area preparation for those locations not covered by the fall clean-up. Gary would let her know. Owners who do not want rock beds sprayed for weeds may be asked to put out signs when the spraying is to take place to alert the sprayers.
- **Street Committee:** Frank handed out a presentation on requested street repair areas in the HOA for 2024 along with an approximate cost based on concrete costs and unforeseen expenditures. AM Paving offered a 15% discount on orders scheduled by April 30. The estimated costs were \$12,030.69. The board needs to decide by the next meeting whether to go forward with this work. Len moved to upgrade the reserve study to allot \$15,000.00 for streets per year. Jim seconded the motion. The motion was approved 5-1. Frank also reported that the wide crack repairs were holding up well and requested that two potholes be done by the Street Committee if the board approves the purchase of filler materials. Len moved that no more than \$250 be approved to purchase the material to fill the potholes. Linda seconded the motion. It was unanimously approved.
- **Social Committee:** Kim noted that two new members had joined the Social Committee. The committee is talking about holding a progressive dinner. Events are being planned in April, May and June.

**Adjournment:** The meeting was adjourned at 6:22 p.m. so that an executive session could be held.

**Next Meeting:** The next meeting will be held April 17, 2024, at the new office Warren Management, 4050 Lee Vance Drive, Ste. 250.

Submitted by Anne Weiss, Secretary



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