

VILLAGE AT PEREGRINE

HOMEOWNERS ASSOCIATION, INC.

Village at Peregrine
2024 Annual HOA Meeting
Front Range Alliance Church
November 13, 2024

Call to Order: Susan Cuddeback called the meeting to order at 6:00 p.m.

Board Members Present: Len Albertson, Susan Cuddeback, Rich Hamer, Linda Heming, Kim Kautz, Anne Weiss, Jim Wessely, Alison Graff and Connie Davis (Warren Management).

Proxy and Quorum Certification: Susan stated that there were 32 homeowners in attendance and 9 proxies for a total of 41 homes represented. A quorum was present.

Proof of Meeting Notice: Susan confirmed that a copy of the annual meeting notice was sent out October 8th in a new folded format with proxy to all homeowners, allowing the HOA to conduct business.

Introduction and Recognition: Susan named the board members and management company representatives, praising them for their contributions.

Approval of 2023 Annual Meeting Minutes: A copy of the 2023 meeting minutes was available on the Village website and the Warren portal. A copy of the minutes was shown on the overhead as well. Those in attendance were in favor of ratifying the minutes as written.

Treasurer's Report: Rich had a handout highlighting the major expenses for 2025 along with their monthly cost to homeowners. He discussed how carefully budget owners were in estimating expenses and the great assistance that volunteer effort had on the budget. At last year's meeting, he had shown how the HOA had negative equity. At this point, the HOA is now in positive equity. Dues will need to go up by \$15 per month so that the monthly payment will be \$390. Based on projections at the end of 2028, the HOA will be fully funded. There were no questions from homeowners. The 2025 budget was ratified.

Candidate Introduction/Floor Nominations: There were 3 openings on the board. The terms were up for Rich, Linda and Anne. When asked whether there were any nominations from the floor, Len nominated Paul White. Mike Kautz seconded the nomination.

Election of Officers: Ballots and proxies were collected from those attending and counted. The elected candidates are Rich Hamer, Anne Weiss and Paul White.

President's Report: Susan recognized Len for the multiple projects he has worked on as a volunteer. She also recognized Roger Horrigan for the many years he has put into the website and the historical recording he has made. There was also recognition of the many projects worked by committees, board members and volunteers such as the survey and follow-up led by the Strategic Planning Committee, the sign restoration and electrical survey completed by the Beautification Committee, the negotiations with the HOA contracts for management, landscaping and waste management. Len mentioned the work done on turf reseeding as well as grant money from CSU extending sprinkler upgrades of 6 watering zones. He also mentioned the volunteer work done on street patching. There was a mention of the money saved on the column work and a request from Linda for names of possible contractors for doing the cap work that still needs to be done.

There was a question from the floor on rate hikes coming from CSU. While the 2025 budget has incorporated increased utility rates for the upcoming year, Len pointed out the sprinkler upgrades which continue over the next few years to include all the sprinklers increased the efficiency of watering so that less water was used. Linda also noted that the turf replacement project of 7 yards would result in less watering and mowing for those areas which also would assist with the utility costs. Our landscaping company is also planning a water study going back three years to determine other water efficiency possibilities.

Susan announced that the annual holiday party will be December 7 at the home of Margo Allenbach. Marcia Nichols will be sending out a notice at the beginning of December for those interested in contributing to the firemen appreciation fund.

Adjournment: Susan adjourned the meeting at 7:03 p.m.

Anne Weiss, Secretary

2024 ARCHITECTURAL REVIEW COMMITTEE (ARC) REPORT

Annual HOA Meeting on November 8, 2023

The members of the ARC for 2024 were: Frank Heming (Chair), Janice Mann, Steve Ingham and Linda Heming.

The Village HOA Board, Warren Management and the ARC appreciate all the requests submitted for approval. Each project submitted does its part in keeping our Village beautiful and helping to maintain the value of our homes.

The ARC has worked well together to review and approve each request in a timely manner. Most were approved within a few days of submittal to the ARC.

There were 14 projects submitted to the ARC in 2024 (2023 – 14, 2022 – 25, 2021 – 16, 2020 – 22, 2019 – 28, 2018 – 14, 2017 – 8, 2016 – 8):

| | <u>HOMEOWNER</u> | <u>PROJECT DESCRIPTION</u> | <u>DATE APPROVED</u> |
|-----|------------------|---|----------------------|
| 1. | Bowman | Window Replacement | 16 Jan |
| 2. | Hubbard | Invisible Fence | 02 Mar |
| 3. | Cunningham | Repair Retaining Wall | 14 Mar |
| 4. | Hall | Replace Front Sidewalk / Improve Front Patio Area | 17 Apr |
| 5. | Hamer | Replace Front Deck with Composites and New Railings | 26 Apr |
| 6. | Nichols | Paint Wood Window Wells and Grates | 20 May |
| 7. | Holm | Add Trees to Back Yard | 20 Jun |
| 8. | Holm | New Expanded Rear Dek with Composites | 21 Jun |
| 9. | Holm | Add Rock Border on East Side of Driveway | 03 Jul |
| 10. | Bowman | Replace Front Storm Door | 09 Sep |
| 11. | Holm | Improve Landscaping Under New Rear Deck | 10 Sep |
| 12. | Holm | Improve Landscaping of Circle of Oaks in Front Yard | 10 Sep |
| 13. | Bowman | Repaint Stucco (Mexican Sand), Trim and Front Door | 12 Sep |
| 14. | Pelle | Repaint Stucco (Malabar), Trim and Front Door; Update Carriage Lights | 12 Sep |

Submitted by Frank Heming

| Category | 2025 Budget | Annual Dollar Change | % Change | Monthly Cost | Comments |
|--|------------------|----------------------------|--------------|-----------------|---|
| Revenue: | | | | | |
| Assessment Income | \$229,320 | \$8,820 | 4.0% | \$390 | \$390 per month per homeowner is a \$15 per month, 4% increase, over the 2024 rate of \$375. |
| Total Revenue | \$229,320 | \$8,820 | 4.0% | \$390 | |
| Expenses: | | | | | |
| Administrative: | | | | | |
| Interest Expense - Loan | \$543 | -\$225 | -29.3% | \$1 | Based on the amortization schedule. |
| Community Events (social) | \$600 | \$100 | 20.0% | \$1 | \$100 per event for 6 events. |
| Strategic Planning | \$399 | \$0 | 0.0% | \$1 | Costs will remain the same for 2025. |
| Newsletter / Website/Marketing Software | \$3,172 | \$3,172 | NEW | \$5 | Include Constant Contact (\$472), web design (\$1,750), web hosting (\$250). \$600 for WM website hosting. Newsletter is volunteer effort. |
| Misc. Office Expense | \$1,400 | \$0 | 0.0% | \$2 | Define items in this line. Needs to be increased. Includes GL 7010 Postage, 7030 Copies. |
| Master Association Dues | \$14,428 | \$414 | 3.0% | \$25 | 3%, for the yearly Dues increase - going up by \$428.05 per PM 2025 published budget. |
| Total Admin. Expenses | \$20,542 | \$3,461 | 20.3% | \$35 | |
| Professional Fees: | | | | | |
| Management - Warren Management Group | \$18,910 | \$1,910 | 11.2% | \$32 | \$443 for additional hours that might be required. Plus Jan-May @ \$1,508 and June-Dec. @ \$1,561. total for 2025 is \$18,910. Reduced due to 3.5% increase in May 2025 down from 5%. The board will be assessing alternative options for management services. |
| Legal Counsel (all) | \$1,500 | -\$500 | -25.0% | \$3 | Reduced by 50%. Not anticipating law suits. Strategy to reduce the cost of law change notifications. |
| Total Professional Fees | \$20,410 | \$710 | 3.6% | \$35 | |
| Insurance: | | | | | |
| Insurance Premium | \$4,434 | \$1,368 | 44.6% | \$8 | Actual 2024 premiums: Umbrella - \$375; Crime - \$449; Property Liab. Bus. Owners - \$2,610. Total - \$3,434. Assuming \$1,000 additional premium for 2025, based on information from AM Fam. |
| Total Insurance | \$4,434 | \$1,368 | 44.6% | \$8 | |
| Maintenance: | | | | | |
| General Maintenance | \$4,000 | -\$2,300 | -36.5% | \$7 | The primary cost for 2025 will be the stone pillars and caps connecting the fencing on Woodman. Reduced by \$1,000 from original proposed budget. Pillar work approved for 2024 will be paid from 2024 budget. |
| Landscaping Maintenance | \$60,120 | \$0 | 0.0% | \$102 | second year of contract. Contract fixed through 2027. |
| Landscape improvements | \$4,100 | \$600 | 17.1% | \$7 | 1. To use the existing rock on the island, push it out toward the concrete curb along the edge. 2. Add mulch in the island's center, edged with metal edging to divide the rock and mulch areas. 3. Plant 10 bushes and grasses throughout the island. All to be deer resistant and drought tolerant. 4. Add a small planting bed for annuals under the lettering on each side of the monument. The total cost is \$1,800 + \$200 for irrigation. Plus two areas on Woodmen Rd. to be upgraded. |
| Tree Maintenance | \$4,920 | -\$2,414 | -32.9% | \$8 | Bid accepted from new service company Anderson with a different approach to reduce spraying at a lower cost. Anderson quote slow release fertilization \$1,865, IPS weavel \$2,465, and inspection \$600. |
| Irrigation Repair | \$6,000 | \$1,000 | 20.0% | \$10 | submitted 9/20/25. Increased based on failure experience. |

**2024 Home Owner Survey Task List
Progress Tracking
HOA Annual Meeting Report 11-13-2024**

| Number | High Level Grouping | Task (Identified in Homeowner Survey meeting with homeowners) | Responsible Party/ Task Owner | Actions Taken | % Complete | Completion Date |
|--------|---------------------|---|----------------------------------|---|------------|-----------------|
| 1 | Communication | Issue communication to homeowners indicating the results of the survey and Town Hall and the Board is formulating action plan. | Board | The Board sent results of survey to homeowners and scheduled a Town Hall meeting with Jenn Yugo from Corvirtus to explain the results of the study. The SPC created this task list for the Board for tracking purposes, using results of the survey.. | 100% | 7/26/2024 |
| 2 | Communication | Develop New Homeowner Packet. | Board | The Board and Social Committee have worked to put together a welcome basket for new owners which includes a welcome letter, a small gift, general information about the Village such as details on trash pickup, snow removal policies the parking policy, etc. A copy of the HOA Rules and Regulations will also be included. A representative from the Social Committee will be delivering the baskets to new homeowners. | 100% | 8/31/2024 |
| 3 | Communication | Develop a process for more genuine, open, and transparent communication with homeowners. Review Code of Conduct. Set communication standard to improve trust and respect among members of the community, Board and Committee members (e.g. respectful, timely, accurate, etc.) | Board | Special event reminders and a monthly newsletter are being sent to Homeowners by email using Constant Contact, a digital marketing and email marketing platform which helps organizations create and send emails to homeowners. Homeowners also receive time-sensitive emails directly from the Board President using the Village Homeowner email distribution list. | 100% | 8/21/2024 |
| 4 | Administration | Assign task tracking responsibility for this document. | Board | The Board President is tracking progress to ensure tasks derived from the results of the Homeowner Survey are being worked and completed. | 100% | 7/26/2024 |
| 5 | Communication | Create and distribute new homeowner contact information to homeowners. | Board President | The Board President emailed an updated homeowner contact information list to homeowners and will continue to do so regularly. | 100% | 9/25/2024 |
| 6 | Communication | Collaborate with Warren Management to set compliance process, criteria list, and response return times. | Property Management/ Board | The Board President is currently working with Warren Management on this task. | 50% | Open |
| 7 | Covenant Compliance | Set and provide clear property compliance standards for homeowners. | Property Management/ Board | The HOA Rules and Regulations and Covenants define compliance standards. Homeowners should abide by the standards as defined in these documents. | 100% | 8/31/2024 |

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|--------|---------------------|--|----------------------------------|---|------------|-----------------|
| 19 | Finance | Explain UPlanIt software to homeowners. | SPC | UPlanIt software, the tool provided by the company who did the Reserve Study to forecast possible changes in Reserve Study recommendations, was explained at the Reserve Study Town Hall meeting held on 8/25/2024, in SPC Reports to the Board and at the Budget meeting for homeowners on 10/21/2024. | 100% | 10/21/2024 |
| 20 | Finance | Work further on identification of what services are covered by the Master Association dues, provide information to homeowners. | Board | Nearly all services provided by the Master Association are provided to <i>all</i> residents of Peregrine as a whole. However, the Master Association does provide for an annual rebate to the Village for landscape improvements. The amount of that rebate was increased in 2024, helping to fund improvements to the main entrance to the Village. The Board continues to have discussions with the Master regarding adding services for the Village, such as adding snow removal services on sidewalks on both sides of Dutchrock from Woodmen Rd. to the end of the Village property beyond Buck Haven Vw. | Ongoing | |
| 21 | Finance | Inform SPC of past assessments, when they were levied and the amount of the assessment. | Board | The only special assessment, in the amount of \$450, was levied approximately 20 years ago. | 100% | 7/17/2024 |
| 22 | Finance | Consider whether homeowner input should be utilized during annual budget discussions. | Board | The Board made the decision to include homeowners in the budgeting process and held a meeting at the Rockrimmon Library on 10/21/2024 to entertain budget-related questions from homeowners. | 100% | 10/21/2024 |
| 23 | Communication | Create and distribute community calendar to homeowners. | Board | The Social calendar was distributed via the owner distribution list in April and included the Village happy hour schedule and other scheduled social events. | 100% | 4/1/2024 |
| 24 | Communication | Create and distribute a communication calendar to homeowners. | Board | The newly created monthly newsletter, distributed the first part of each month, includes details on upcoming social events and Board meeting schedule. | Ongoing | |