

# VILLAGE AT PEREGRINE HOMEOWNERS ASSOCIATION, INC.

## **Board of Directors Meeting Minutes Wednesday, February 19, 2025 Location: Warren Management Group, Inc.**

**Call to Order:** The meeting was called to order at 3:31 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 Company). Homeowners present were Gary Cuddeback, Brenda Cunningham, Steve Ingham and Marcia Nichols. Guests from Anderson Landscaping were Chad Anderson and Ken Starkie.

**Owner's Forum:** There were no owners' presentations.

**President's Report:** Susan spoke at the Peregrine Master Board meeting requesting that they provide snow removal on the Woodmen Valley and Dutch Rock (both sides) sidewalks, and they agreed! Our HOA is required to sign a waiver against liability if damage occurs to our sprinklers but that is not likely since they don't border the sidewalks.

**Ratification of January 2025 Board Meeting Minutes:** The January 2025 Board Meeting minutes were approved.

**Treasurer's Report:** Rich noted that the operating bank account balance for January was low due to the annual payment made to Peregrine Master HOA. He noted that since part of the reserve account was not in an Edward Jones account, it was not making much interest. Susan moved that he move the rest of the reserve account into a better interest-bearing account. Jim seconded the motion. It was passed unanimously. Otherwise, he had no concerns.

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

- There were no additions to the manager's report sent out with the agenda.

### **Committee Reports:**

- **ARC Committee:** Steve, the new committee chair, met with the committee to evaluate suggested additional colors for houses that were submitted by the colorist. The decision made by the committee was to expand the choices available. Homeowners will still be responsible for submitting their proposals to the ARC for approval. Rich moved that the colors approved by the ARC become official. Susan seconded the proposal. It passed unanimously. Jim suggested that the Board be aware of ARC proposals and was willing to be a liaison. ARC will review proposed home painting guidelines.
- **Strategic Planning Committee:** There was no report.
- **Landscape Committee:** Gary asked whether ARC had added a line referring to landscape changes affecting irrigation. The form is still under revision. Len received a bill from Weathermatic for annual charge on the controllers. Since it includes warranty on the controllers, it was decided to renew it.
- **Street Committee:** Len noted that he and Paul were checking repair areas. Some spots on Upper Fawn Meadow were showing some signs of minor cracking. The other spots looked good and should hold up until 2026 when street repairs will take place.
- **Social Committee:** The Social Committee will become active once the weather warms up.
- **Beautification Committee:** Paul moved that the proposed Beautification Committee charter be approved. Rich seconded the motion. The vote was unanimously approved.

**Old Business:** There was no old business.

- **Presentation by Anderson Landscaping:** Chad from Anderson Landscaping proposed putting native grasses in the common area along Woodman since CSU grants offer limited options this year. Significant changes to that area would require a multi-year plan and would require approval from Peregrine Master HOA since that area is the entrance for both HOAs. There was insufficient support to go with Anderson's proposal.
- **Doe Run Swale Improvements:** Since the low spot at the swale still has flooding, Susan suggested that an engineer from a concrete or engineering office be brought in to suggest a better way to run off the melt water.
- **Snow Removal:** A thank you was given to the snow elves, and a reminder is to be sent out to let people know they can request help with snow removal.
- **Update on Homeowner Issue:** The fines due from the homeowner are still outstanding but notices have been delivered and the process is continuing.
- **Website presentation by Jim Wessely:** Jim gave a preview of the website and hopes it to be active in a month. The existing website will remain active and contain historical information. Jim asked board members to come up with FAQs for our positions. Susan reminded board members to share with Jim any information that could be included in the newsletter.
- **Position statement to guide our landscaping and water usage policies/practices:** It was suggested that a discussion with the community could be started as to how owners want their community to look .

**Adjournment:** The meeting was adjourned at 6:12 p.m.

**Next Meeting:** The next meeting will be March 19, 2025.

**Submitted by Anne Weiss, Secretary**