

VILLAGE AT PEREGRINE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Wednesday, November 17, 2021 Location: Warren Management Group, Inc.

The meeting was called to order at 10:04am by Linda Heming. Present: Jim Wessely, Denise Leccese, Roger Horrigan, Urbanes Van Bemden, Tera Worster (Warren Management).
Homeowners: Anne Albertson, Len Albertson, Doug Anderson, Todd Statzer.

Secretary's Report

Ratification of October 19, 2021 Minutes- Approved by unanimous vote.

Treasurer's Report

The Board received the financial report from Roger Horrigan. We are investigating the water expenditures total and suspect there may be a misapplied entry. The Finance Director at Warren found the error and it has been corrected. Monthly financial reports are available on the portal-portal.warrenmgmt.com, sites.google.com/site/villageatperegrinecom

Owner's Forum: No discussion

Old Business

- Order of envelopes/letterhead: Received, final cost \$259.03
- Sidewalk repair information: Open.
- Courtesy Notice 3 sent to homeowners: 3rd notice not needed, all replied with updates-being monitored
- Letter to homeowner regarding reimbursement: Sent
- Further information from Insurance Company re 2022 increase: Waiting-expect possible 15% increase.

New Business

- Meet with Brandon Helm: Unavailable, Tera provided requested information-noted below.
- Review Robertson's contract: Discussion on cost and services. Jim moved to add to the contract a full irrigation system check for July each year, Roger seconded. Motion passed 5-0. Contract price for 2022 to be \$40,266.
- **Fall cleanup** scheduled for Wednesday, November 24.
- GFL 2022 contract: New contract on same terms as Peregrine HOA. Jim moved to continue with GFL and approve a 5-year contract for 2022 with a 3% increase each year, Van seconded. Motion passed 5-0. Tera is checking with GFL regarding billing for recycling.
- Budget review for 2022: Board work session scheduled for Thursday, November 18.
- Management changes and fee increases: Steve Kouri and Tera Worster are working as a team to manage the Village. Warren fees increasing to \$1,040/month beginning May 1, 2022. Board meetings to be held every other month, with a work session on off months if needed.
- Discuss Nabr Network/Vantaca Portal use and monthly fees: \$50 fee for Nabr Newtork to begin Jan. 1, increasing to \$60 in May under 2022 contract.
- Buckeye estimate for stone column repairs at fence: \$2,072-remove silicone in cracks, repair caps/posts with concrete, paint caps. Tabled.
- Sod replacement letter to homeowners. No decision on letter.
- Ratify email vote to accept Robertson's estimate for common area repairs along Woodmen (\$6,325): All approved.
- Pay PMA dues in January 2022 for 2022: Tera to submit payment in Jan. 2022.
- Annual Meeting Location: Linda to research.
- House Bill Changes to HOA documents: New house bills require updates/revision of HOA documents re solar panels and usage of signs. Van to check on PMA's documents revision.

- **Process for submittal of candidates for Board elections:** A Board of Directors Application Form will be sent to homeowners the week of November 22, accompanied by a cover letter explaining the voting process.
- **Covenant Amendment:** 67% approval required to proceed with changing the Covenant re landscape maintenance. Tera to send out last week of November to homeowners.

Action Items

- Draft cover letter and edit Board Candidate application, send both out week of November 22 -Tera
- Finalize 2022 GFL contract / inquire about billing for recycling-Tera
- Follow up with Insurance companies re 2022 pricing-Tera
- Verify timeline/requirements for covenant vote-Tera
- Follow up re Tall Timbers contract renewal-Tera
- Check PMA's document revisions re House Bills-Van
- Research locations for Annual meeting-Linda

Adjournment

With no further business to come before the Board, the meeting was adjourned at 12:01pm

Next meeting: December 7, 2021 at 10:00am

Denise Leccese
Secretary, Village @ Peregrine HOA

Warren Management

MANAGING DETAILS | SERVING PEOPLE



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