

VILLAGE AT PEREGRINE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes **Wednesday, October 18, 2023** **Location: Warren Management Group, Inc.**

Call to Order: The meeting was called to order at 1:07 p.m. by Susan Cuddeback. Board members present were Susan Cuddeback, Anne Albertson, Doug Anderson, Rich Hamer, Linda Heming, Anne Weiss, Alison Graff and Connie Davis (Warren Management Group). Owners present were Len Albertson, Gary Cuddeback and Paul White.

Owner's Forum: No owners presented any issues or concerns.

Ratification approval of September Board Meeting minutes: The September Board Meeting minutes were approved unanimously.

President's Report: Susan welcomed Alison Graff as the HOA's new property manager and reported that Connie Davis will be continuing with Alison. Susan reminded board members that draft minutes need to be sent out to the board members by the secretary within 5 days and approved by board members within 48 hours after receipt. If no response by a board member is received by then, approval will be considered automatic by the majority of board responses that are received. The minutes will then be forwarded to Connie. Susan asked Connie that the first 3 pages of the financial statements be included with the minutes sent out to homeowners.

Susan and Linda had sent a letter to the Master HOA to request more services from the Master for the dues given by the Village HOA. The Master HOA did respond and agree to increase services provided to the Village HOA. This included a request for snow removal from the sidewalk on the west side of Dutch Rock all the way up to Vantage. They will also include the Village when they get bids for projects such as fence painting so that the Village HOA can piggyback on the bid.

Susan will be sending out an email to homeowners regarding HB23-1105. This creates a task force to address issues regarding HOA homeowners' rights. The Great Chili Cook-up was a success. The grand prize winner was Mike Poland. He'll receive his award of a Chili Cookoff Champion apron at the annual meeting.

The City had an issue with a cut in the curb where the swale was recently worked on. This cut had been done far in the past by the developer. Susan is going to meet with the City to see what can be done. Susan is looking for someone to host the holiday open house this year. The volunteer can determine the time and date of the event.

Treasurer's Report: Rich was asking Alison whether the way that the loan is currently shown on the financial statements could be changed. It is currently called common area amenities under operating expenses and has caused some confusion as to how it represents our loan payments and interest. Alison agreed to the change. Rich says that the September financials show that the HOA overspent the budget. The expectation is that the HOA will end up \$17,035 over budget by the end of the year. Part of this was due to unforeseen expenses such as a water bill from 2022 coming from CSU as well as larger than usual legal fees and irrigation repair expenses. There were also intentional expenses such as the Reserve Study. Most current expenses have been hit by inflation. When necessary, some payments must be delayed or minimized, such as this month's water bill. The bank account currently cannot cover the full amount. This all is being considered in making up next year's budget.

Committee Reports:

- **Strategic Planning Committee:** The committee is recommending full funding of the reserve account per the reserve study.
- **Landscape Committee:** The committee has been reviewing vendors for the landscape/snow removal contract for 2024. Their recommendation is for Anderson Landscaping and Yard Maintenance. The company is very detail oriented. They run water consumption programs to ensure the best water usage.

Their mowing lead can perform sprinkler repairs. They utilize a Quality Control person after each job. Their labor costs are lower. The company's goal is to improve the service they give a customer each year. Susan moved that Anderson be offered the 2024 landscape/snow removal contract. Anne Albertson seconded the motion. Approval was unanimous.

- **Street Committee:** There was no Street Committee report.

Old Business:

- There was no old business.

New Business:

- **Budget:** Doug had to leave early and was unable to vote on the budget. Because of the budget shortfall in 2023, proposed budget items for 2024 have been significantly researched, looking for best coverage for what needs to be done and what can be reduced. HOA dues are going to need to be increased. The bulk of the proposed HOA dues increase is to replenish the reserves account. The true equity for homeowners currently is negative. By increasing the reserves, we should improve the projected equity to a positive equity.
Susan moved that the board accept the 2024 proposed budget and dues will increase to \$375/month. Linda seconded the motion. It was approved 5-0. The proposed budget and dues increase will go to the homeowners at the annual meeting for their vote.
- **Annual Meeting:** Now that the proposed budget has been approved by the board, Connie will get the annual meeting packet ready to go out. Three candidates have submitted applications for the four openings. Susan is making up slides.
- **Xeriscape Plans:** This topic was not covered.
- **Landscaping Companies Presentation:** See Landscape Committee Report above.

Action Items:

Next Meeting: The Annual Meeting will be held November 8th @ 6:00 p.m. at the Front Range Alliance Church on 5210 Centennial Boulevard, Colorado Springs, CO 80919. Registration begins at 5:30 p.m.

Adjournment: The meeting adjourned at 3:58 p.m.

Anne Weiss, Secretary