

VILLAGE AT PEREGRINE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Tuesday, April 19, 2022 Location: Warren Management Group, Inc.

Executive Session: From 1:00 p.m. to 2:31 p.m.

The monthly Board meeting was called to order at 2:38 p.m. by Anne Albertson. Present: Susan Cuddeback, Roger Horrigan, Denise Leccese, Doug Anderson, Urbanes (Van) Van Bemden, Steve Kouri (Warren Management).

Homeowners: Len Albertson, Rich Hamer

Owners' Forum: Len Albertson sealed some cracks on upper Fawn Meadow to test the effectiveness of the product he used. Some areas showed good results; sealing of larger cracks was not as effective.

President's Report: None.

Ratification of March Board Meeting Minutes: The email approval was ratified by unanimous vote.

Treasurer's Report: Roger Horrigan presented the report. The checking account balance is \$14,889. Reserves stand at \$57,579. Monthly financial reports are available on the portal: portal.warrenmgmt.com

Manager's Report:

- **Report on recovering from owners the amount of January/February/March recycling bills paid by the Association:** Steve Kouri is tracking payments received from homeowners who signed up for recycling. Late fees will not be charged for the first month.
- **Tall Timbers:** The contract was paid in full for the year with a 5% early pay discount.
- **Agenda:** Steve Kouri will take over drawing up the Board meeting agenda each month.

Additional Agenda Items:

- **Set annual meeting date:** To be addressed at the next meeting.
- **Filling vacant Board position:** Roger Horrigan made a motion to fill the vacant Board position with the candidate who had the next highest number of votes at the annual meeting in January. Susan Cuddeback seconded the motion. The motion passed with unanimous approval. Doug Anderson will contact Jim Wessely to ask if he will accept the position.
- **Warren contract:** Anne Albertson signed the Warren contract renewed from May 2022 to May 2023.

Old Business:

- **Review draft of new Rules to reflect Covenant Amendment:** Tabled to next month.
- **Update HOA documents to reflect House Bill changes regarding flags, signage, solar panels:** Tabled
- **Removal of trees in open space between Dutch Rock and Hard Rock:** Urbanes Van Bemden made a motion to accept the bid from Great View Landscaping for \$200 to remove the roots and fallen tree in Tract D, seconded by Roger Horrigan. The motion passed with unanimous approval. Urbanes will notify Great View Landscaping.
- **Report on possible solution to ice accumulation at the Doe Run swale:** Clearing of ice accumulation will be written into the landscape contract at the time of renewal for both Doe Run Pt. and Dutch Rock. A note will also be added to the contract "to avoid placing snow piles in the vicinity of the Doe Run swale and Dutch Rock that could melt and cause ice ponds."

- **Electricity to Entrance:** Susan Cuddeback asked an electrician to check the entrance to explore restoring electricity for the lights. It is very costly to find the break in the line. Solar lights seem to be the best option.

Committee Reports:

- **Landscape Committee:** Irrigation system turn on is scheduled for May 2 or 3. May 10 Adam from Robertson's will mark the areas of winter kill in preparation for sod replacement. May 16 winter kill areas will be replaced with new sod.
- **Street Committee:** Next meeting is April 22. Areas in need of repair will be marked April 26 in preparation for estimates to be obtained. \$14,000 is set aside for street repairs this year.
- **ARC Committee:** One submission for landscape improvement.
- **Social Committee:** Next meeting is April 30. The first event is a picnic on June 4.

Tabled Items:

- Sidewalk repair
- Fire Mitigation
- Repair stone columns-Buckeye estimate

Adjournment: The meeting adjourned at 3:29 p.m.

Next Meeting: May 17, 2022 at 1:00 p.m.

Action Items:

Doug: Contact Jim Wessely regarding filling the vacant Board position.

Van: Notify Great View to remove tree.

Denise Leccese
Secretary, Village @ Peregrine HOA