

# VILLAGE AT PEREGRINE HOMEOWNERS ASSOCIATION, INC.

## **Board of Directors Meeting Minutes Wednesday, April 17, 2024 Location: Warren Management Group, Inc.**

**Call to Order:** Susan Cuddeback called the meeting to order at 3:31 p.m. Board members present were Len Albertson, Susan Cuddeback, Rich Hamer (by Zoom), Linda Heming, Anne Weiss, Jim Wessely and Alison Graff (Warren Management). Kim Kautz was absent. Owners present were Anne Albertson, Gary Cuddeback, Roger and Margie Horrigan, Marcia Nichols and Rebecca Poland.

**Owner's Forum:** No owners had requested a forum. Rebecca commented that she preferred the Rockrimmon Library as a meeting location. However, board members liked the better acoustics and lighting as well as accessibility to copying and Zoom meetings in the new Warren Management office.

**Ratification of March 2024 Board Meeting Minutes:** The March Board minutes were approved unanimously.

**President's Report:** Susan believes it is her responsibility as president to ensure that every homeowner has a voice in the HOA and communication is key to building the community. Each board builds on the foundation created by previous boards. Decision-making is based on research, input from our management company, our committees and reputable consultants. It may not be received with full agreement, but it is conducted in the best interests of the entire HOA community.

The Warren Management Company contract is up for renewal. Since our HOA has used several extra hours over the current contract, a new contract would be \$1508/month for 26 hours of staff time. Len moved that the HOA accept the new contract. Anne Weiss seconded the motion. The motion passed unanimously.

### **Treasurer's Report:**

- **March Financials:** Rich reported that the HOA is tracking well. We did go over our budget for snow removal because of the last big snow. All other expenses look good. The metrics (equity, current ratio of obligations/liabilities, reserve balance and cash position) are all trending positively. There were suggestions to adjust the budget to ensure that money would be available in case there was any further need for snow removal. It was decided to table this discussion until survey results from the homeowners were available. Len moved that no further snow removal take place this year without board approval. There was no second.

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

- There was no manager's report.

### **Old Business:**

- **Reviewing Governing Documents:** This item was not discussed.
- **Attorney Proposals:** This item was not discussed.
- **Continued discussion on changes to Covenants and Rules & Regs:** This item was not discussed.
- **Woodmen Swale:** Len has received a bid of \$100 to meet City requirements. He was asked to get this in writing and to ensure that there is a permit for it. Jim asked whether the HOA could request a variance from the City.

### **New Business:**

- **Define Reserve items and designated monies for each:** Based on input from Cory at Warren Management, identifying specific amounts for each reserve items would reduce the flexibility of being able to use the monies. It was not recommended.

**Committee Reports:**

- **Strategic Planning Committee:** Marcia reported that an 88% response had been received for the survey. It will be received by Friday and will be reviewed by the Committee. Once approved, it will be sent to Susan for board approval. The results of this survey will help prioritize maintenance and reserve projects.
- **Landscape Committee – Xeriscape Plans:** Gary reported that the Landscape Committee obtained 4 plans from the CSU Xeriscape Gardens. He recommended that these plans be used to comply with the State requirement and that the Architectural Committee can help guide any homeowner who wants to xeriscape their yard. Jim moved that the board accept the 4 plans submitted to be used as guidance for xeriscaping. Susan seconded the motion. The motion carried unanimously.  
The Landscaper’s Spring Cleanup is scheduled for the end of the month. Pre-emergent has been sprayed with directions to avoid people’s personal plants. Chemical aeration will be taking place. Backflow protectors are to be certified. Watering will begin next week starting with once a week and will be increased to twice a week and ultimately three times a week.
- **Street Committee – State of the Streets 2024:** Frank Heming had presented a list of street repairs needed at the March meeting with a proposed bid of \$12,000 for repairs of the worst areas. Len looked at the software that came with the reserve report to see whether other options for street repair might exist for the 2027 reserve street repair. He decided to remain with the original reserve recommendation for repair but suggested that sealing the worst street areas might delay deterioration.  
Jim moved that the board approve \$12,000 be taken from the reserves to fund the street repair for the worst areas. Linda seconded the motion. The motion failed with Jim and Linda voting for and Rich, Len, Susan and Anne voting against the motion. Len then moved that the board authorize \$2000 to seal all exposed concrete on Village streets using volunteers between April and October of 2024. Rich seconded the motion. Linda suggested that if it passed to get the Street Committee together to demonstrate this project and to try other sealing materials. Len chose not to amend his proposal. The motion passed with Len, Anne, Susan and Rich voting to approve and Linda and Jim voting against the motion.
- **Social Committee:** There was no report.

**Adjournment:** The meeting was adjourned at 5:30 p.m.

**Next Meeting:** The next meeting will be May 15, 2024, at 3:30 p.m.

Submitted by Anne Weiss, Secretary