

VILLAGE AT PEREGRINE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Wednesday, May 15, 2024 Location: Warren Management Group, Inc.

Call to Order: The meeting was called to order at 3:32 p.m. by Susan Cuddeback. Board members present were Len Albertson, Susan Cuddeback, Kim Kautz, Anne Weiss, Jim Wessely and Alison Graff (Warren Management). Board members absent were Rich Hamer and Linda Heming. Homeowners present were Marcia Nichols and Rebecca Poland.

Owner's Forum: There were no homeowner presentations.

President's Report: Susan reported that Linda has resigned the vice president position but is remaining as a Board member. Jim has agreed to take on the vice president position. He has been asked to send out a monthly communication letting homeowners know what is currently going on. Jim is looking at Constant Contact for that. He has also spent many hours looking at how to create an HOA website. It would be better if someone more technically proficient could take on the task. The Board was asked to look for options.

There is a need for new stationery. Alison suggested copying the letterhead on heavier paper ourselves rather than ordering it. That way, only envelopes would need to be ordered.

Ratification of April 2024 Board meeting minutes: The minutes from the April 2024 Board meeting were approved unanimously.

Treasurer's Report:

- **April Financials:** Rich sent his report to Alison who reported it at the meeting. The HOA has gone over the amount budgeted for snow this year although the other operating expense accounts are looking good as are the metrics. Rebecca asked whether something other than the accrual method could be used for our financials. Alison said it was not an option. Jim requested that Rich's report be added to the minutes going out to homeowners. Len commented that our HOA currently has a credit with CSU.

Old Business:

- **Reviewing and making minor changes to our Governing documents:** Many of the changes that are wanted are minor such as correcting misspellings. The Board was unsure which changes would require a homeowner vote. Alison stated that the Board can fix misspellings. If a paragraph number has changed it can be noted that it was amended. The bylaws can be changed by a vote of the Board. Changes to the governing documents that change responsibilities of the homeowners require a vote of the homeowners.
- **Attorney Proposals:** Susan stated that it would be more appropriate to discuss this with the entire Board. There are homeowners who are not happy with our current attorney at Altitude Law. We have until February when the contract next comes up.
- **Woodmen Swale:** Susan talked to Juan who is having difficulty connecting with the appropriate person at the city. They will meet on Friday and determine whether rerouting is necessary.

New Business:

- **Big Thank you to Mike and Rebecca Poland for power washing the entrance sign:** The Polands did a great job on the sign. Thank You! Susan Bowman has offered to paint the letters. The Beautification Committee will pick the paint and the plants. The Master Association returned \$975 to the HOA for beautifying the area. This is an improvement from the usual \$500!
- **Hard Rock Point:** An owner on Hard Rock Point has had a blue tarp on the roof with tiles removed for the last two years. Letters have been sent and phone calls made with no response. Roofers have been out and given a bid with no response. A new law does not allow the HOA to do the repair. The HOA covenants require that the owners maintain the property. Jim moved that the HOA spend up to \$500 to have the attorney send a demand letter to have the roof fixed, remove the dead bushes, comply with the remaining covenant violations and pay the past due fines of the homeowner at 1660 Hard Rock. Susan seconded the motion. The motion was approved unanimously.
- **Portal:** The HOA currently pays for the Warren portal as a contract item. This way all owners can look at their accounts for the HOA. The portal houses documents and architectural requests. Jim currently pays the subscription for Constant Contact. If the HOA were to pay for it, would other homeowners be allowed to access it or would it be an increased fee? Jim was going to check.
- **Water run-off (Barefoot and Fawn Meadow):** Susan was notified about water run-off taking place on the properties behind Barefoot and Fawn Meadow. This is all on privately owned property. Marcia suggested that there was a French drain in the area that could be plugged. Len will ask Anderson to look and see what it would take to fix this situation and the affected homeowners can be approached.

Committee Reports:

- **Strategic Planning Committee:** Marcia reported that a meeting was held with the survey company representative Jenn Yugo and some of the Board and SPC members regarding the survey results. Marcia would like a second meeting to be set up especially with those Board and SPC members who could not attend so that all the Board and SPC members have a shared understand of the results. Marcia was asking for that meeting to take place either the week of 5/20 or on June 8th. Marcia asks that members let her know by the end of the day on 5/16 by email. Marcia asked for approval to have Susan distribute the survey report with a summary and cover letter to the homeowners. That was approved unanimously. Marcia also requested that a town hall meeting, facilitated by Jenn Yugo be held for all homeowners on June 22. Marcia is suggesting that it be held at Library 21c. The Board approved unanimously. Marcia will make the reservation at 21C and will try to get a room from 1-4 p.m.
- **Landscape Committee – Xeriscape Plans:** Alison uploaded the xeriscape plans onto the folder on the portal. She'll add a note on this when she puts out the minutes. Len reported that the Spring Clean-up took place with a few missed areas that were fixed. The first mowing has taken place. Anderson Landscaping is looking at current and future forecast weather conditions to adjust controller conditions for watering. This may result in a watering schedule that may not be as predictable as in the past.
- **Street Committee:** Jim reported that several people were working with Rich on why street repairs were not in the budget this year. The report should get out this week. Len was working on determining the depths of the cracks and potholes in the HOA streets and determined that the majority of them were less than 1". There is a quick setting concrete that dries in less than 1 hour which is what he would recommend using. It does dry in a different color from existing concrete which might be objectionable to some. Len plans to review this with the Street Committee. Potential actions would be to do nothing, seal the cracks, or do a combination of the two. There are volunteers who would do the sealing work. It is believed that the work could be done in a month.
- **Social Committee:** Kim noted that the flyers for the first happy hour of the season will go out on Friday. The Summer Celebration was to be June 22 but it will be changed so that the Survey

Town Hall can take place. Kim is excited about the Constant Contact that Jim is proposing be used for communication with homeowners and thinks it would work for Social Committee communications as well.

Adjournment: The meeting was adjourned at 5:17 p.m.

Next Meeting: The next board meeting is June 19, 2024 at 3:30 p.m.

Submitted by Anne Weiss, Secretary