

Minutes also available on the Village website:
<http://sites.google.com/site/villageatperegrinecom>

Village @ Peregrine
April Board Meeting – 04/21/21
Location: 7911 Dutch Rock Rd.

Board Members Present: Linda Heming, Roger Horrigan, Jim Wessely, Denise Leccese, Urbanes (Van) Van Bemden.

Homeowners: Anne Albertson, Len Albertson.

Call to Order: Linda Heming called the meeting to order at 10:19 a.m.

Owners Forum: Anne inquired about the change in management companies. We are currently under RowCal until April 30. Effective May 1, 2021 we will be under the management of Warren Management Group. They have initiated the transition process.

Approval of March 17, 2021 Board Meeting Minutes:

The e-mail approval of the minutes was ratified.

President's Report: None

Treasurer's Report (Summary Attached):

Roger Horrigan reported that the checking account balance is \$32,767. Reserves stand at \$95,327. At the end of March 2021 actual March income exceeded March expenses by \$4,123. Annual 2021 end of March income exceeded expenses by \$13,824. The 2020 taxes were filed; no taxes were owed.

Manager's Report: No report this month due to the transition between management companies.

New Business:

- **Ratify vote to contract with Warren Management Group:** At a work session in March, the Board voted unanimously to move ahead to contract with Warren Management Group effective May 1, 2021. The vote was ratified today.
- **Transition status:** Homeowners received a letter from Tera Worster at Warren Management with information to send assessments for May directly to Warren Management. A more detailed letter regarding the transition will be sent in early May.
- **The Concrete Company – street repairs and payment:** Repairs are completed. The street committee inspected the repairs and agreed the work was done satisfactorily. Payment was made to The Concrete Company.
- **Irrigation system meters:** CS Utilities now requires that a Board member contact them to request that water meters be turned on. Landscape Committee chairperson, Urbanes (Van) Van Bemden, contacted them. The meters are being turned on today.
- **Landscape Committee Report and action items:** An estimate from Robertson's was discussed to install a rock bed under three new trees to be planted on Woodmen east of the entrance, in addition to extending the rock bed west of the entrance due to a large area of dead grass. Van made a motion, seconded by Jim, to approve

Robertson's bid to add rock beds east and west of the entrance. The motion passed 5-0. Van and Denise will check on types of trees recommended by Robertson's and the procedure for selection and purchase.

- **Truck in driveway and car in parking pad:** There was discussion about a truck parked in a homeowner's driveway, and a car in a parking pad for an extended period. Both will be addressed in May.

Board Members' emails: When contacting Board members, homeowners should use the following Board designated email addresses:

Linda Heming	President	President.vop@gmail.com
Jim Wessely	Vice President	vicepresident.vop@gmail.com
Roger Horrigan	Treasurer	treasurer.vop@gmail.com
Denise Leccese	Secretary	secretary1.vop@gmail.com
Urbanes (Van) Van Bemden	Member at Large	director1.vop@gmail.com

Committee Reports:

Street Committee: Reported under New Business

Landscape Maintenance Committee: Reported under New Business

Architectural Review Committee (ARC): Three requests were submitted (house painting, garage door, deck addition).

Social Committee: Not currently active.

Next Meeting: Wednesday, May 19, 2021 at 10 a.m. at the office of Warren Management Group located at 1720 Jet Stream Drive, Suite 200, Colorado Springs 80921

Adjournment: The meeting adjourned at 12:13pm.

Submitted by Denise Leccese
Secretary

ACTION ITEMS:

- Truck in driveway, car in parking pad
- Trees replaced in Woodmen common area
- Courtesy letters
- Fire Hydrant testing

- Caulking streets
- Village website

TABLED ITEMS:

- Swales
- Power to Front Entrance
- Stone Columns repaired
- Trees between Fawn Meadow and Barefoot

Village @ Peregrine
Cash Snapshot -- As of March 31, 2021
Do not view this Cash Snapshot
as Official Bookkeeping.

Year	Month	Ck Acct Balance	Reserves
2019	End Sep	\$51,219	\$60,934
2019	End Oct	\$53,954	\$61,248
2019	End Nov	\$46,871	\$63,297
2019	End Dec	\$41,142	\$69,618
2020	End Jan	\$30,516	\$69,935
2020	End Feb	\$32,871	\$71,164
2020	End Mar	\$33,973	\$71,938
2020	End Apr	\$40,855	\$72,704
2020	End May	\$46,446	\$73,486
2020	End June	\$51,538	\$74,282
2020	End July	\$44,362	\$75,005
2020	End Aug	\$51,100	\$75,776
2020	End Sept	\$51,410	\$78,193
2020	End Oct	\$52,618	\$79,466
2020	End Nov	\$34,965	\$92,239
2020	End Dec	\$21,185	\$93,014
2021	End Jan	\$20,691	\$93,789
2021	End Feb	\$29,515	\$94,559
2021	End Mar	\$32,767	\$95,327

Reserve Allocation
(\$12,000 added Nov 2020)

Xeriscape	\$ 0
Unallocated	\$36,696
Irrigation Repair	\$ 0
Water Main	\$ 30,987
Concrete/Streets	\$ 27,643

Total → **\$95,327**

Income and Expenses by Month 2020 & 2021

Some budget lines have new titles in 2021.

	20-Oct	20-Nov	20-Dec		21-Jan	21-Feb	21-Mar
Income	\$12,456	\$13,274	\$13,263	Income	\$14,258	\$12,230	\$12,486
Reserve In	→	(\$12,773)		Refund of \$9k Water			
Total	\$12,456	\$501	\$12,488	Total	\$14,258	\$21,434	\$12,486
Expense							
Admin	\$1,166	\$1,148	\$15,629	Admin	\$426	\$678	\$263
Maint	\$3,529	\$43		Insure	\$2,141	\$0	0
Utilities	\$5,596	\$7,016	\$1,244	Util	\$817	\$691	\$1,022
Insur	\$0	\$0	\$352	Lscape	\$10,112	\$230	\$6,262
Common	\$0	\$13,740	\$2,902	Repair	\$0	\$0	\$0
Tot Exp	\$10,291	\$21,947	\$20,127	Prof Svc	\$815	\$815	\$815
NET	\$2,165		(\$21,446)	(\$7,639)	Tot Exp	\$2,414	\$8,363
					NET		\$4,123

At the end of Mar 2021 actual Mar income exceeded Mar expenses by \$4,123
Annual 2021 end of Mar income exceeded expenses by \$13,824.

STREET REPAIR LOAN STATUS: - Taken out in 2019

Loan: \$75,000.

Street Repair in 2019: \$73,266. \$1,734 transferred to Reserves.

Owe on the loan \$60,104 as of Feb 28, 2021.

Monthly: Loan Interest \$257.92. Principal \$759.25

Principal payment is not included on income/expense report.