

VILLAGE AT PEREGRINE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes **Tuesday, September 20, 2022** **Location: Warren Management Group, Inc.**

The Village at Peregrine Board Meeting was called to order at 1:00 p.m. by Anne Albertson-president. Present: Susan Cuddeback, Roger Horrigan, Denise Leccese, Doug Anderson, Urbanes (Van) Van Bemden, Jim Wessely, Steve Kouri (Warren Management), Ciera Haigler (Warren Management)

Homeowners Present: Len Albertson, Marcia Nichols

Call to Order: Anne Albertson-called the meeting to order at 1:00 p.m.

Special Thanks to Kristen Petersen, Peregrine HOA President for securing the intersection sign installed by the City on Dutch Rock for the hidden intersection.

Owners' Forum: None

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

Treasurer's Report: Roger Horrigan presented the report (Balance Sheet attached). The checking account balance is \$3,821.67. Reserves stand at \$ 53,923.96. Roger is confident that the reserves will meet end of year goal of remaining at same amount as at the start of 2022 (\$53,923). Aging monies due are now down to only \$408.10
The monthly financial reports are available on the portal: portal.warrenmgmt.com.

Motion by Susan and a 2nd by Doug: To send out a draft budget to each homeowner by email for early review. Following Board discussion, homeowner input and advice from the manager, it was noted it was not good practice. The landscape contract is still under review. The motion failed with a vote of 0-7.

Additional agenda items: None

Old Business:

- **Update HOA documents to reflect the House Bill changes regarding flags, signage, solar panels:** Motion by Denise and 2nd by Susan: Contact Altitude Law to update governing documents to reflect three recent House Bill changes regarding collections and governance, signs and solar panels and meeting policy. The motion was approved 7-0. Steve to initiate contact with Altitude Law.
- **Owner response to violation and overdue payment letters:** Resolved with payments.

New Business:

- **Durability and reviews on SIKA patching material:** Doug was assigned to contact SIKA and reported it would be best to use a snow plow with wheels to avoid damage to the patching material when plowing repaired areas. Also reported the colors of the patching material should blend in with the pavement and the patching could last years if well maintained.
- **New Contract Proposals- Landscape, Arborist & Fire Hydrant:**
Van asked questions in regard to the Great View subsequent bid being considerably lower than their original bid submitted. Motion was made by Roger to accept the Tall Timbers bid for 2023 and it was seconded by Van. Approved 7-0. Van made a motion to accept the Fire Hydrant bid by Blaze Fire and it was seconded by Roger. After discussion, the motion failed 0-7. Van moved to accept the Fire Flow bid @\$570 to check our fire hydrants annually and seconded by Roger. Approved 7-0. The landscape bidding process is still ongoing.
- **Neighborhood Watch:** A letter from Neighborhood watch program was read by Susan, complimenting Gary Cuddeback with recommendations for our HOA. Letter is attached.
- **Homeowner Letter:** A homeowner letter was discussed expressing concern about the appearance of street patching on upper Fawn Meadow.
- **Ratify email approval of letter for volunteers:** Ratified by unanimous vote.
- **Meeting dates and time for remainder of 2022:**
Dates/deadlines up to and including annual meeting:
10/1 - deadline for mailing out candidate invitation, application form, volunteer letter
10/21 - deadline for candidate applications to be returned for inclusion in the annual meeting packet
10/18 - monthly Board meeting, final budget approval
10/28 - deadline for mailing annual meeting packet
11/4 - deadline for candidate applications to be included on the ballot
11/7 - printing of election ballots
11/14 - annual meeting

Action Items:

- **Cleanup of debris at base of drainage channel along Fawn Meadow:** Steve was asked to contact the city again to remove the debris since it is on a city-owned street.
- **Updates on service contracts:** Two approved as previously stated
- **Distribution of revised Rules:** WMG will mail to homeowners.

Committee Reports:

Landscape Committee: requesting clarifications from landscape companies who did not follow SOW

ARC: 1 application submitted.

Social Committee: Halloween activity and Christmas party is being planned.

Action Items:

Steve: Contact Altitude Law re House Bill updates; notify Tall Timbers and Fire Flow re bid acceptance; Contact the City to clean sand debris at Dutch Rock and Fawn Meadow intersection, mail revised Rules to homeowners.

Anne: Edit the cover letter/proxy form for the annual meeting packet.

Next Meeting: October 18 @1:00 pm. at WMG offices.

Adjourn: 2:44p.m.

Jim Wessely, HOA Board Member, substituting for Denise Leccese, Secretary

Warren Management

MANAGING DETAILS | SERVING PEOPLE



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BALANCE SHEET EXPLANATIONS

Cash Operating-CIT The OPS bank account balance. From Bank Account Reconciliation.

Cash Reserves-CIT The Reserves bank account balance. From Bank Account Reconciliation.

Accounts Receivable From AR Aging. (Accounts Receivable Aging).

Prepaid Insurance Our Insurance Bill. Accrual Accounting says this is like a "piece of the building." An Asset. Shows as paid monthly on income & expense report but is actually paid yearly.

Accounts Payable The figure from AP Aging. Bills not paid yet.

Accrued Expenses Expenses that are recorded on the books before they are actually paid. (Accrual Accounting)

Prepaid Owner Assessments From "Pre Paid Homeowners." Payments made by owners before they are due.

CIT Loan What we owe on the loan. Goes down every month because we pay on it.

Reserves Reserves Account. Same as cash reserves above but listed by category.

Prior Year Net Inc./Loss A dollar figure initiated at the start of the HOA and changes every year.

Net Income The figure from the Revenue and Expense Report, YTD, Actual, Net Total.

Village at Peregrine

Balance Sheet For 8/31/2022

Assets

Cash Operating - CIT	\$3,821.67
Cash Reserves - CIT	\$53,923.96
Accounts Receivable	\$1,158.07
Deposit in Transit	\$958.33
Prepaid Insurance	\$915.83

Total Assets **\$60,777.86**

Liabilities

Accounts Payable	\$10,732.09
Accrued Expenses	\$1,516.15
Prepaid Owner Assessments	\$4,769.13
CIT Loan	\$45,816.94

Total Liabilities **\$62,834.31**

Reserves

Reserves - Undesignated	\$14,018.34
Reserves - Water Main	\$30,987.62
Reserves - Master Association Dues	\$8,918.00

Total Reserves **\$53,923.96**

Equity

Prior Year Net Inc./Loss	(\$55,180.79)
Net Income	(\$799.62)

Total Equity **(\$55,980.41)**

Total Liabilities / Equity **\$60,777.86**

Finance Report Review of Balance Sheet INFO: Irrigation so Far: \$19,515. End 2022 \$29.5K. \$35K Budgeted

End July \$49,454.51

August:	Reserve Replacement	+\$958.33
	Recycle Income	+\$2383.25
	Master Dues Fund	+1114.75
	Interest	+\$13.12

End August \$53,923.96

Projected to end of 2022.	Sept	+\$2073.08
	Oct	+\$2073.08
	Nov	+\$2073.08
	Dec	+\$2073.08
	Irrigation	+\$4500.00 (maybe)

End December \$62,216.28

Pay Master Dues -\$13,377.00

End 2022 \$53,338.00

\$6000 might be available for Reserves