

VILLAGE AT PEREGRINE HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting Minutes
Tuesday, August 16, 2022
Location: Warren Management Group, Inc.**

The Village at Peregrine Board Meeting was called to order at 1:02 p.m. by Susan Cuddeback, vice-president. Susan conducted the meeting for Anne Albertson, president, who had been out of town until day of meeting. Present: Roger Horrigan, Denise Leccese, Doug Anderson, Urbanes (Van) Van Bemden, Jim Wessely, Steve Kouri (Warren Management)
Homeowners Present: Len Albertson, Sharon Cunningham, Rich Hamer, Anne Weiss

Call to Order: Susan Cuddeback called the meeting to order at 1:02 p.m.

Owners' Forum: The homeowners thanked the board for its hard work on behalf of the Village; they thanked Van and his wife for maintaining the village landscape, they offered support for Len Albertson's caulking project.
Mike Kautz sent a letter via Anne Albertson confirming his support of the project.

President's Report: Susan shared that she has received several phone calls regarding sprinkler issues, and referred them to Steve, our manager

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

Email approvals: The board approved unanimously via email: the board candidate letter and the sign to be installed by the City on Dutch Rock for the hidden intersection.

Treasurer's Report: Roger Horrigan presented the report (Balance Sheet attached). The checking account balance is \$2,630. Reserves stand at \$49,454. Roger is confident that the reserves will meet end of year goal of \$53,825. The monthly financial reports are available on the portal: portal.warrenmgmt.com.

Additional agenda items: Anne questioned who authorized the fire hydrant testing at a cost of \$650 and the \$325 expenditure for tax prep. It was noted the \$325 expenditure was for the delayed tax return for 2021.

Old Business:

- **Street Caulk Patch Status:** Len Albertson discussed in detail the progress of the Street caulk/patch project showing slides of the project. A motion was presented by Roger to finish the Upper Fawn Meadow project and stop there until the results can be reviewed next spring. Van seconded the motion and it was approved unanimously. Van motioned to reimburse Len up to \$600 for materials used to date for his project. It was seconded by Susan and approved unanimously by the board.

- **Update HOA documents to reflect the House Bill changes regarding flags, signage, solar panels:** Steve was asked to check with Warren to determine if the company would provide a standard updated template for our HOA.
- **Owner response to violation and overdue payment letters:** First notices were sent out and some owners have responded. Some received a second notice.

New Business:

Meeting dates and time for remainder of 2022:

- The annual meeting will be November 14; the Annual Meeting Packet will be sent out no later than October 26; Application letter for potential new board members will be sent out no later than October 1 and will be required to be submitted by October 15.
- **Update on service contracts:** The landscape and tree service bids have been sent out and are required to be submitted by August 31.
- **Cleanup of debris at base of drainage channel along Fawn Meadow:** Steve was asked to contact the city to remove the debris since it is on a city-owned street.
- **Policy updates as required by HB-1137:** Discussed under old business.
- **Covenant update:** Nothing discussed
- **Board Candidate Letter:** Discussed under email approvals. The Board member application from last years' election would be used.

Action Items:

- Steve will check on fire hydrant issue and a template for HB 1137
- Doug will check on the Sika Pro Select Self-Leveling Sealant used by Len for a report of its durability
- A new street committee chairman will need to be selected by this committee.
- Anne will send the approved board candidate letter to Steve; inquire which tree needs trimming along Dutch Rock.

Committee Reports:

Landscape Committee: Addressed broken sprinkler heads; Maple Trees trimmed; discussion of city ordinance requiring overhanging branches on sidewalks must be at least 6 feet high.

ARC Committee: Nothing presented

Social Committee: Mentioned successful Ice Cream Social. Doug announced our fund raiser of school supplies and back packs was a huge success.

Doug left the Meeting @2:52PM due to returning to work.

Next meeting: September 20 @1:00 pm. At WMG offices.

Adjourn: 3:28p.m.

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