

VILLAGE AT PEREGRINE

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Tuesday, June 21, 2022 Location: Warren Management Group, Inc.

The meeting was called to order at 1:20 p.m. by Anne Albertson. Present: Susan Cuddeback, Roger Horrigan, Denise Leccese, Urbanes (Van) Van Bemden, Jim Wessely, Steve Kouri (WMG), Adam Lakin (Robertson's). Absent: Doug Anderson. Homeowners: Len Albertson, Frank Heming.

Adam Lakin discussed mowing issues the past few weeks and expressed his apologies to the community. They are training their crews and are working to improve their work performance.

Owner's Forum: Frank Heming gave his report for planning street repairs under Street Committee.

Additional Agenda Items: GFL contract, Doug Anderson's disagreement with sod replacement.

President's Report: Anne met with Steve to brainstorm some issues.

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

Treasurer's Report: Roger Horrigan stated that WMG did not have the May financial report ready for the June meeting. Anne and Roger plan to speak to Brandon Helm regarding the timeliness of the financial report. Roger made a motion to transfer \$1,000 from the Operating account to Reserves, dependent on the May financials. Jim seconded. The motion passed 6-0.

Manager's Report:

- **GFL contract:** Steve will sign the contract and return to GFL.
- **WMG contact number:** WMG has a designated phone number for the Village to be used during office hours: 719-653-3001. For emergencies after office hours, homeowners should call 719-534-0266, choosing option 2 to leave a message. The person on call will take the message. Alternatively, homeowners may use this email for any issues: villageatperegrine@warrenmgmt.com
- **Approval of minutes:** Steve stated that the draft minutes and all revisions must be approved by **all** Board members, not just a majority. Approval/revisions should be done in a timely manner as soon as the minutes are sent to Board members for approval.

Old Business:

- **Review draft of new Rules to reflect Covenant amendment:** The email approval was ratified by unanimous vote.
- **Update on the notice to owners re recycling:** Four homeowners will be charged late fees due to being delinquent for three months of recycling fees.

New Business:

- **Ratify email vote for Great View:** The Board ratified the email approval for the estimate from Great View for \$1,400 to remove tree branches broken during the May snowstorm.
- **Discuss changing meeting time:** Board members agreed the meeting time was convenient for the majority, including Steve, allowing for Board business to be conducted during normal business hours. Roger made a motion to not change the meeting time, seconded by Susan. The motion passed with the Board voting unanimously to not change the meeting time.
- **Date and Location for Annual Membership Meeting:** The annual meeting date will change since the Fire Station is not available on the previously chosen date. Steve will contact them for an alternate date.
- **Code of Conduct Review:** The email approval of the present Code of Conduct was ratified by unanimous vote. Board members who were present signed the Code of Conduct after having read it, all agreeing to adhere to the Code of Conduct signed by Darrell Singleton in 2013. Doug will sign it when he returns.

- **Outdoor July evening Board meeting in the Village:** Correction was made to the suggestion for an outdoor meeting as being a community meeting, not a Board meeting. It was suggested to organize it as a Social Committee event.
- **Candidate application and process for Annual Membership meeting:** Anne will work on a revision, stating the requirements to be on the Board are to be at least eighteen years old, to be an owner on title for the property and to be up to date with monthly payments. Currently the Rules state an owner is required to reside on the property, although it is not stated in the governing documents. Susan made a motion to remove from the Rules the phrase "reside on the property" to align the Rules with the covenants, seconded by Roger. The motion passed 6-0.
- **Reserve Study:** Roger prepared and distributed a Reserve Study for the Board to review.
- **HB 22-1137:** Steve contacted the HOA's attorney, Altitude Law, to request that they amend the Covenants to reflect all recent House Bill changes that apply to HOA's.
- **Doug Anderson's disagreement with the landscape project:** Doug Anderson was not able to attend the June meeting. Via an email sent to the Board, he expressed his disagreement with the sod replacement project which was approved by the Board in 2021.

Committee Reports:

Street Committee: Frank Heming presented the street committee report and recommendation for contractor. Jim made a motion to accept the bid from The Concrete Company for \$18,940, using \$14,000 allocated in the budget for repairs, and \$4,940 to be taken from Reserves. Denise seconded. After discussion, the motion passed 4 -2. Anne and Susan voted against the motion, not wanting to access Reserves.

Landscape Committee:

- Great View completed the removal of broken tree branches caused by the May snowfall.
- Urbanes requested permission to replace the dead ornamental grasses at the entrance with new ones he will purchase. Jim made a motion to allow Urbanes to replace the dead grasses with new ones, submitting the receipt for reimbursement. Denise seconded. The motion passed 6-0.
- The Potentilla shrubs at the corner of Woodmen & Dutch Rock will need to be replaced within the next few years, as they are slowly dying.
- The three maple trees at the entrance require pruning to remove deadwood. Roger made a motion to ask Tall Timbers for an estimate for the pruning, seconded by Susan. The motion passed 6-0.

Social Committee: The June cookout had a good turnout. The next event is in conjunction with Peregrine HOA's movie night at Woodmen Valley Park on Saturday, July 16 at 8:30 p.m. A section will be set up for the Village.

Adjournment: There being no further business to conduct, the meeting adjourned at 4:02 p.m.

Next Meeting: July 19, 2022 at 1:00 p.m. at WMG offices.

Denise Leccese
Secretary, Village @ Peregrine HOA

Action Items:

Steve: Late fees charged for delinquent recycling / Reserve date for Annual meeting / Sign GFL contract.

Anne & Roger: Speak to Brandon re timeliness of monthly financial reports.

Anne: Complete draft of candidate application form and distribute to the Board.

Van: Replace dead oat grasses at entrance with new ones purchased/Contact Tall Timbers re estimate for maples.



-Professionally Managed by-
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