

VILLAGE AT PEREGRINE HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes Wednesday, February 21, 2024 Location: Rockrimmon Library, 832 Village Center Dr., Colorado Springs, CO

Call to Order: Susan Cuddeback called the meeting to order at 4:30 p.m. Board members present were Len Albertson, Susan Cuddeback, Rich Hamer, Linda Heming, Kim Kautz, Anne Weiss, Jim Wessely and Allison Graff (Warren Management Company). Homeowners present were Gary Cuddeback, Frank Heming, Ron and Martha Hubbard, Marcia Nichols, Jim and Candace Rhone.

Owner's Forum: Candace presented a handout regarding the three Dutchrock properties that share a private driveway. She referenced a Board decision made last year to rescind a 2011 Board resolution to treat that area as a private street. She is asking that a process be put in place to find a resolution to issues regarding liability, maintenance as well as precedence. Many opinions were offered until Susan called for a later executive or work session to determine the best course of action. If it involves covenant change, that will require a 67% agreement of the HOA members.

President's Report: A working group last week reviewed the Covenants and Rules and Regulations for needed updates. There were some typographical errors which Allison said we can make without requesting homeowner approval. Allison is going to check with their legal counsel to see whether the membership will need to approve any Covenant changes.

Susan sent out an email to homeowners regarding the meeting for the Blodget Peak expansion. There is a traffic study currently planned for the Woodmen Road. Susan is going to request a traffic study for Dutch Rock as well.

Ratification of January 2024 Board Meeting Minutes: The minutes for the January Board Meeting were ratified.

Treasurer's Report: Rich discussed changes that he has made to the Statement of Revenues and Income to clarify for the homeowners a more real-time path that the monies take. He requested that budget owners keep him informed about upcoming expenditures and the status of billing. Rich did state that the performance of our planned expenses was on track. Susan pointed out that the HOA is also going after smaller savings such as requesting CSU to remove an electric meter that is not hooked up.

Committee Reports:

- ARC: Frank presented a request made to the ARC by the Hubbards for an invisible dog fence on their property. Dog runs are common, but this is the first request to the HOA for an invisible dog fence. The ARC approved all the area to be covered except for their front yard to reduce contention with walked dogs. The approval also reminds the owners regarding rules regarding barking dogs and to ensure that their neighbor is on board with this request.
- Strategic Planning Committee: Marcia reported that the homeowners survey has gone through a couple of edits by the committee. The Board will have the opportunity to review the survey before the March meeting. Any changes will be made before it is sent out to the homeowners. Once the final version is approved, it will be sent to homeowners (one email address per property) by Covertus who is doing the project pro bono. Len asked that if the decision was made to do future surveys, what the cost would be. Marcia said that she would check.
- Landscape Committee: Gary and Len met with Anderson Landscaping to map out activities for the coming year. Most of the issues are regarding sprinklers, irrigation issues and flow sensors. There

is still \$3500 remaining from the CSU grant last year. It is hoped to dedicate that for reducing water usage. Anderson has a splitter that could be used to improve the turf improvement project along with leftover seed.

- Street Committee: Jim said that there was no news from the Street Committee.
- Social Committee: Kim reported that the first social activity will be in May.

Manager's Report:

- Allison did not present the manager's report due to the time left.

Old Business:

- **Reviewing of Governing Docs – review the first 5 Covenants:** Susan handed out the findings of the changes discussed at the working group meeting.
- **Volunteer Needs for Committees:** We still need volunteers. Susan is going to send the request out to homeowners again.

New Business:

- **Parking Waiver:** Susan had a request from Peter and Anita Holm for a waiver to park a truck in their driveway for the next few months while home projects requiring the truck could be completed. Once the projects are complete, the truck will be sold. Len moved to allow the waiver until the end of this year. Susan seconded the motion. It passed unanimously.
- **Leaving the Master Association:** Based on the Master Plat, the only way to get out of the Master Association is if 67% of their membership voted to allow it.
- **Proposal to Master Association:** Based on meetings held with the Master Association with Linda and Susan, there is little knowledge of our HOA and little interest. Our HOA can submit proposals and one will be submitted to snow shovel the Dutchrock sidewalk up to Vantage. There will also be a proposal to increase the refund the Master Association sends back to us from \$500 to \$1000.
- **Attorney Proposals:** Allison handed out information on 2 other legal firms who have more experience in HOA covenants for the Board to examine.

Adjournment: Len moved to end the meeting and Linda seconded the motion. The meeting was adjourned at 6:25 p.m..

Next Meeting: The next meeting will be March 20 at 4:30 p.m.

Submitted by Anne Weiss