

**Village at Peregrine
2021 Annual HOA Meeting
Held 01/19/22 at St. Joseph Administrative Building**

Call to Order:

Linda Heming called the meeting to order at 6:05 p.m.

Board Members Present: Linda Heming, Jim Wessely, Roger Horrigan, Denise Leccese, Steve Kouri (Warren Management), **Absent:** Urbanes Van Bemden.

Proxy and Quorum Certification:

Steve Kouri stated there were 24 homeowners in attendance and 17 proxies, for a total of 41 homes represented. A quorum was present.

Proof of Meeting Notice:

Linda Heming confirmed that a copy of the annual meeting notice dated December 27, 2021 was sent out via US mail to all homeowners. An updated annual meeting notice was sent January 3, 2022 to include Anne Albertson's name and application that was erroneously omitted.

Introductions and Recognition:

Board President, Linda Heming, introduced the Board members.

Approval of Previous Year's Annual Meeting Minutes:

The draft of the minutes was mailed out with the meeting notice and was posted on the Village website and Warren portal. All in attendance were in favor of ratifying the minutes as written.

Reports of Officers and Committees and Sign-Ups:

President:

- Linda gave her annual report and reviewed Board accomplishments for 2021: Changing management companies from RowCal to Warren, continuing street repairs, revision of the landscape contract, fire hydrant testing and repairs, purchase of Village letterhead and envelopes, beginning the changeover of sprinkler heads to height of 6", covenant amendment.
- Results of Covenant Amendment: 35 in favor, 4 opposed. The covenant amendment passed to clarify the level of maintenance the HOA is responsible for.
- Linda reviewed recommended Board projects for 2022, to name a few: revising the Rules to reflect changes approved by the covenant amendment, updating the covenants to reflect changes in the House Bill regarding signage and solar panels, continuing street repairs, irrigation improvements, fire mitigation in Tract D.

Treasurer:

Roger Horrigan presented the proposed budget for 2022, with a 16% increase to reflect increases in: Warren Management contract, Landscape contract, irrigation repairs and upgrades, fire hydrant testing, street repairs, water usage, trash increase, reserve replacement funding (to fund homeowner sod replacement affected by winter kill).

Chester Gore made a motion to vote on approving the budget, seconded by Margie Horrigan. 34 homeowners voted to approve the budget, 7 opposed. The motion passed and the budget was approved by majority vote. The budget will become effective in March 2022 when monthly assessments will increase from \$270 to \$313.84.

Architectural Review Committee (ARC):

Chairman Frank Heming presented the report. 16 projects were submitted for approval in 2021. ARC applications are available on the Village website and on the Warren portal.

Street Committee:

Roger Horrigan and Frank Heming presented the report. Several repairs were completed on Fawn Meadow View and the asphalt at the main entrance.

Landscape Committee:

Denise Leccese presented the report, summarizing projects accomplished in 2021.

Social Committee: The committee is currently inactive. A chairperson is needed to organize events.

Homeowner Questions & Concerns

Q: Len Albertson asked where association records are maintained.

A: At Warren Management and on the Village website.

Linda asked for nominations from the floor. Len Albertson made a motion that nominations cease on the deadline set for applications as stated in the annual meeting notice, and that applications submitted after the deadline be omitted. Linda informed homeowners applications can be accepted up to the meeting. The motion was not seconded and was denied.

Introduction of Board Candidates:

Nine candidates were given time to introduce themselves: Anne Albertson, Doug Anderson, Susan Cuddeback, Morris Hall, Roger Horrigan, Denise Leccese, Todd Statzer, Paul White, Jim Wessely.

Election of Officers:

Written ballots were counted with the results as follows:

Elected candidates are: Anne Albertson, Doug Anderson, Susan Cuddeback, Roger Horrigan, Denise Leccese, Todd Statzer. Urbanes Van Bemden is a returning Board member with one year remaining in his term.

Adjournment: With no further business to conduct, Linda Heming adjourned the meeting at 8:42 p.m.

Denise Leccese
Secretary, Village @ Peregrine HOA