

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
October 19, 2016

Mr. Thompson called the meeting of the Board of Directors to order at 6:00 p.m. Present were:

Jeff Thompson	President
Marsha Yost-Lawson	Vice President
Jim Medley	Secretary
Dane Juarez	Treasurer
Duane Johnston	Director at Large
Jim Klever	Director at Large
Kristie McKitterick	Balanced Bookkeeping
Derek Patterson	Z & R Property Management
Excused Absence: Becky Whyley	Director at Large

Sub-Association Meet and Greet:

Ms. Denise Leccese, Secretary of The Villages at Peregrine HOA was present to discuss activities/projects their HOA has completed throughout the year.

Owner Forum / Hearings:

There were no Hearings.

Secretary's Report:

The September meeting minutes were approved as submitted.

Mrs. McKitterick and Mr. Juarez presented the **Finance Report**.

Total assets for the Master Association as of September are \$548,546.43. The Income Statement Budget Performance report was reviewed. There was discussion on the current Cash balance and the Reserve funding policy and what finances are required to fund the budget for the remainder of the year. Discussion followed. A motion was made to reverse the monthly Reserve allocation for all of 2016 and make only one allocation at the end of the year for 2017. Any surplus funds from 2016 would not be funded to Reserves but left as a savings account for the Operating budget for 2017. The motion carried 6-0. This will provide for two (2) backup funding sources for 2017.

The **Aged Receivables** report was reviewed.

Mr. Patterson presented the **Manager's Report**.

The approved 2017 Master budget was reviewed, no changes were noted.

The second draft of the Alpine Glen 2017 Budget was reviewed, with the new operating line items included. The budget provided for a \$178.00/year increase. It was noted the dues have not been increased since 2010; so this equates to \$25.00/year for the last 7 years. After review and discussion, a motion was made to approve the budget as submitted with the dues being \$523.00 a year for 2017. The motion carried 6-0. The 2017 Lawn Contract was also reviewed and approved.

The Action List was reviewed.

The monthly activity spread sheet was reviewed to include general violations, ARC approvals, over-night parking violations, extra duty and private security patrol schedules.

It was agreed to alternate and modify the extra duty patrol times every other month.

There was discussion on portable basketball hoops. A winter storage reminder letter will be issued.

The 2016 Top Ten list was reviewed.

Two of the four wildfire mitigation projects have been completed.

A bid was received to update the two sprinkler controllers for the Alpine Glen area; this project will be placed on the list for 2017.

The monthly lawn care report was reviewed.

Old / New Business:

Mr. Patterson reviewed minor changes to the Covenant Enforcement policy as recommended by legal counsel. After discussion, a motion was made to approve the policy which carried 6-0.

A request was made to issue an email alert for a school District 20 tax issue (3A). Discussion followed. A motion was made to deny the request which carried 6-0.

A request was made to lobby the City to replace rollover curbs with normal driveway entrances if the City is making curb/gutter repairs. Discussion followed. A motion was made to deny the request and noted the owner should contact PPRTA for further information on City concrete repairs. The motion carried 6-0.

Draft dues increase letters were reviewed for the Master and Alpine Glen residents. Changes were noted.

There was discussion on the Rules and recent feedback received regarding the Rules which do not state that irrigation/drip lines must be covered by the adjacent ground cover. A motion was made to add this provision to the Rules which carried 6-0.

It was noted that payment is pending for 2450 Edenderry Drive and a letter will be issued to 8410 Tiaga Trail providing a 30-day period to pay the balance owed in full.

There being no further business, the meeting was adjourned at 8:14 p.m.

A handwritten signature in black ink, appearing to read "Derek Patterson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Derek Patterson
Property Manager