

# *The Peregrine Master Association, Inc.*

Board of Directors Meeting Minutes / Location: Fire Station 18  
February 19, 2015

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

Jeff Thompson	President
Marsha Yost-Lawson	Vice President
Duane Johnston	Director at Large
Jim Klever	Director at Large
Kent Sundgren	Director at Large
Kristie McKitterick	Balanced Bookkeeping
Derek Patterson	Z & R Property Management
Becky Whyley	Block Captain Co-Leader
Jim Medley	2460 Edenderry Drive
Excused Absences: Lesley Mace	Secretary
Diane Groom	Treasurer

Mr. Thompson opened the meeting by introducing the Board and welcoming the two new members.

## **Secretary's Report:**

The December and January meeting minutes were approved as submitted. The January Annual meeting minutes were reviewed with no changes.

Mrs. Whyley and Mr. Medley briefed the Board on the results and efforts being taken by the Block Captain program to obtain votes for the proposed covenant amendment. Handouts were reviewed. Numerous items were discussed on how to move forward with this project.

Mrs. McKitterick presented the **Finance Report**.

Total assets for the Master Association as of December 2014 are \$929,852.64 with a Reserve balance of \$396,811.18. The Income Statement Budget Performance report was reviewed. The balances for Wildcat Garden, Angelstone Street and Alpine Glen accounts were reviewed.

It was noted a CD is coming due in March. Discussion followed. A motion was made to authorize Ms. Groom and Mrs. McKitterick to shop the best rate/term for a new CD adding \$45k to the expiring CD. The motion carried 5-0.

The Audit report and supporting documents were reviewed and accepted as submitted.

Total assets for the Master Association as of January 2015 are \$865,925.13 with a Reserve balance of \$397,087.26. The Income Statement Budget Performance report was reviewed.

The Aged Receivables report was reviewed.

Mr. Thompson stated the Board would need to go into Executive Session at the end of the meeting to discuss legal actions at 8235 Loganwood Court.

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

The Action List was reviewed.

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

There was discussion about increasing the private security patrols with emphasis on overnight parking enforcement. A motion was made to increase the patrols to 3 visits a week with a price not to exceed \$3,300.00 for the year with additional funding being re-allocated from Contingency (timeline to be implemented between May to August). Discussion followed. The motion carried 5-0. Mr. Patterson will contact Advantage Security and work up a new schedule and pricing and report back.

The 2015 Top Ten list was reviewed.

**Old / New Business:**

The proposed AT&T cell phone tower project was reviewed. No further information was available as of the meeting.

Mr. Patterson has been asking the City of Colorado Springs for an update in making the walking path in La Bellezza HOA "open for public access." No information was available as of the meeting.

Mrs. Yost-Lawson and Mr. Sundgren will coordinate the Summer Concert Series this year.

A letter from 8410 Tiaga Trail was reviewed, it was agreed to review the condition of this property in the spring.

The Board will review the Outdoor Fire Pit/Fireplace rule for input at the next meeting.

Mr. Klever discussed the Friends Group and the relationship with the City, Blodgett Peak Open Space and other open spaces and City Parks in Peregrine. Work will continue to improve the contacts and communication with city agencies and how Peregrine HOA can contribute to that effort.

Mr. Johnston briefed the Board on a proposed project with Bestway Disposal to install tie downs on the lids for trash and recycling totes at all homes to prevent trash blowing throughout the community. Estimated cost is roughly \$1,000.00 for the straps. Bestway will be contacted to inquire about the project.

A request was made to install a new pet pick-up station along West Woodmen Road near the entrance to Woodmen Roberts Elementary School. The request was approved.

There being no further business, the meeting was adjourned at 8:07 p.m.



Derek Patterson  
Property Manager