

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes / Location: Fire Station 18

March 30, 2015

Mr. Thompson called the meeting of the Board of Directors to order at 6:10 p.m. Present were as follows:

	Jeff Thompson	President
	Lesley Mace	Secretary
Via telephone:	Diane Groom	Treasurer
	Duane Johnston	Director at Large
Via telephone:	Jim Klever	Director at Large
	Kristie McKitterick	Balanced Bookkeeping
	Derek Patterson	Z & R Property Management
Excused Absences:	Marsha Yost-Lawson	Vice President
	Kent Sundgren	Director at Large

Hearings / Owner Forum:

There were no hearings.

Mrs. Ade with N2 Publishing was present to discuss the renewal of the Peregrine Life magazine. The contract will be reviewed in April along with a request to create an owner directory.

Mr. Bird, Mr. Crown, Mr. Juarez and Mr. Reed were present for the Owner's Forum and each submitted suggestions, comments and or concerns which were discussed.

Mr. Thompson thanked Mr. Bird and Mr. Juarez for their efforts in the amendment process.

Secretary's Report:

The February meeting minutes were approved as submitted.

Mrs. McKitterick & Ms. Groom presented the **Finance Report**.

Total assets for the Master Association as of February are \$837,303.81 with a Reserve balance of \$442,104.46. The Income Statement Budget Performance report was reviewed. It was noted a CD that expired in March was renewed with a 6-month CD. A question and answer period followed.

The Aged Receivables report was reviewed.

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

The Action List was reviewed.

A motion was made to re-allocate \$2,700.00 from Contingency to Security; the motion carried 5-0.

A motion was made to approve JR Engineering to create a legal description for the public trail easement, which is a joint effort with La Bellezza at Peregrine HOA. The motion carried 4-0 with 1 abstention.

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

The 2015 Top Ten list was reviewed.

New projects were discussed and will be updated.

New bids will be sought for the Phase III Rejuvenation Project on Orchard Valley.

It was agreed to obtain a bid for new deciduous trees to be installed in the two (2) former Juniper areas on West Woodmen Road.

Old / New Business:

A letter from the Association's attorney regarding options for pursuing a court sanctioned amendment was reviewed. More information will be sought.

Estimates for performing wildfire mitigation at four (4) different Common Area tracts were reviewed; it was agreed to table this topic to the April meeting.

There was discussion on purchasing an electronic display sign for the community. No further action will be taken.

Mrs. Mace will be the administrator for the Nextdoor website. It was suggested that the Association hire a consultant to assist with design and other components for the Association's social media sites and the Peregrine website.

Mr. Johnston briefed the Board that Bestway Disposal would not install tie downs on the lids for trash and recycling totes as it would slow down their service time.

There being no further business, the meeting was adjourned at 8:06 p.m.



Derek Patterson
Property Manager