

# *The Peregrine Master Association, Inc.*

Board of Directors Meeting Minutes  
Location: Fire Station 18 Community Room  
April 15, 2015

---

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

Jeff Thompson	President
Diane Groom	Treasurer
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
Absent: Marsha Yost-Lawson	Vice President
Lesley Mace	Secretary

## **Sub-Association Report:**

Ms. Denise Leccese (Villages), Mrs. Mary Klever and Mr. Cary Fisher (Sanctuary) and Mr. Maier (La Bellezza) were in attendance to provide general updates in their communities. The Sanctuary and Villages Board of Directors' expressed thanks for the voting efforts on the recent amendment and reiterated their support for the amendment.

## **Hearings / Owner Forum:**

Mrs. Becky Whyley, Block Captain Co-Chair presented information from the April Block Captain meeting. Mr. Bidlingmaier, Mr. & Mrs. Medley, Mr. Oswell, Mrs. Whyley and Mrs. Cisco were also present. The members expressed their thanks to the Board for their help and support for the amendment project. Mr. Thompson thanked everyone for their help with the amendment project and briefed the members on the court petition option which the Board will consider later in the meeting.

An email dated March 20, 2015 was reviewed from the owner of 8410 Taiga Trail. A response was issued on March 23<sup>rd</sup> providing information for the March Board meeting. The owner did not respond to the email or attend the March or April meetings. Photographs of the current condition of the lot were reviewed. A 42-page packet of previous correspondence was reviewed. Discussion followed. It was agreed to have the Association's law firm issue a letter informing the owner of the deficiencies on the lot/landscaping with options for incentivizing compliance with past assessed fines and collection actions will be on hold temporarily.

## **Secretary's Report:**

The March meeting minutes were approved with two corrections.

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

Total assets for the Master Association as of March are \$796,125.98 with a Reserve balance of \$442,213.49. The Income Statement Budget Performance report was reviewed. A question and answer period followed on the budget.

Total assets for the Wildcat Garden are \$663.89.

Total assets for the Alpine Glen accounts are \$33,145.86.

Total assets for the Angelstone Point accounts are \$12,502.20.

The **Aged Receivables** report was reviewed. It was noted the Board will go into Executive Session at the end of the meeting to discuss current legal actions on two (2) accounts.

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, over-night parking violations and extra duty and private security patrol schedules.

The 2015 Top Ten list was reviewed.

A motion was made to apply for a matching fund Grant with the Colorado Springs Fire Department for Wildfire Mitigation in Peregrine in the amount of \$20,000.00 which if approved will provide for \$40,000.00 in total funds for 2016. The motion carried 5-0.

A bid was reviewed to update the sprinkler controller clocks to Rainbird IQ v2.0 control units (13 pages). The total upgrade project is \$21,583.67 plus \$840.00 per year in Cell.net fees. Discussion followed. A motion was made to approve up to \$21,600.00 for the project with other bids being sought. The motion carried 5-0.

A bid was reviewed to remove the mulch at the corner bed of Orchard Valley Road and West Woodmen Road and a small island bed on West Woodmen Road (south east of the memorial site). New 2"-4" Cobble Horizon rock will be installed. A motion was made to approve the bid which carried 5-0.

A bid was reviewed to install missing plant material at 11 different filing sign locations (yearly refreshing of plants) and to install a new flowerbed at the Orchard Valley entry sign. A motion was made to approve the bid which carried 5-0.

A bid was reviewed to rake/fluff and add new mulch at 12 mulch bed locations (yearly refreshing of mulch). A motion was made to approve the bid which carried 5-0.

## **Old / New Business:**

Information was reviewed from different law firms on legal service pricing to petition the District Court for the proposed Limited Covenant Amendment (LCA) "court petition process." A lengthy question and answer period was previously held in the owner forum section of the meeting with the members. A motion was made to proceed with the petition process for the LCA and utilize Hindman Sanchez which carried 5-0.

The renewal contract from N2 Publishing for the Peregrine Life magazine was reviewed. Questions and comments were taken. More information and modifications of the terms will be sought. (e.g. relief from the 2 month advance deadline for articles, excessively restrictive terms in the contract, etc.)

The outdoor fire pit/fireplaces rule was reviewed. A motion was made to adopt the rule as written. The motion carried 4-1.

Copies of the Association's first, second and Hearing notice letters were reviewed. No changes were noted.

Updated bids were reviewed for the landscaping rejuvenation project on Orchard Valley Road, known as Phase III. Pricing ranged from \$38,400.00 to 42,543.00. Discussion followed. It was agreed to table this project until the next meeting.

A bid was reviewed for a new lawn contractor to perform services for the Alpine Glen area, inside the perimeter wall/fence. Mr. Patterson briefed the Board on the history of services and recent service changes and bid amounts. A motion was made to approve the bid from Unlimited Landscape Services which carried 5-0.

It was agreed to try and obtain bids to update the website.

There was discussion on the reimbursement policy for each Sub-Association of \$500 for general improvements. A motion was made to continue with the policy as the funds were provided for in the 2015 budget. The motion carried 5-0.

A bid will be sought to update the Reserve Study.

The City of Colorado Springs [Park Planner] submitted a letter stating a new trail (Tier 3, 24" natural surface) will be installed from the existing trail system on Blodgett Peak Open Space and end on West Woodmen Road near the Blodgett Ranch Trail street. The work is expected to be completed in April 2015.

There being no further business, the meeting was adjourned at 8:22 p.m.



Derek Patterson  
Property Manager