

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
May 20, 2015

Mrs. Yost-Lawson called the monthly meeting of the Board of Directors to order at 6:07 p.m.
Present were as follows:

Jeff Thompson	President
Marsha Yost-Lawson	Vice President
Lesley Mace	Secretary
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
Dane Juarez	Block Captain Co-chair
Deborah Oppenheimer	HindmanSanchez - Attorney

Hearings / Owner Forum:

No hearings.

Secretary's Report:

The April meeting minutes were approved as submitted.

The Board went into Executive Session to discuss legal options for 8410 Tiaga Trail. Mrs. Oppenheimer discussed enforcement remedies. After coming out of session, a motion was made to proceed with legal actions which carried 7-0.

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

Total assets for the Master Association as of April are \$770,303.15 with a Reserve balance of \$442,231.92. The Income Statement Budget Performance report was reviewed. The American Express CD #153 is expiring in May. A motion was made to authorize Ms. Groom to shop and purchase a new CD ranging in term from 6 months to 2 years. The motion carried 6-1. There was discussion on combining two of the ENT money market accounts into one to obtain a better rate.

The **Aged Receivables** report was reviewed.

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 extra duty patrols will be adjusted during the summer.

The 2015 Top Ten list was reviewed.

More information was reviewed regarding the updating of the sprinkler controllers for the community. Rainbird and WeatherTrak bids were reviewed. After discussion, a motion was made to approve the bid from ULS which carried 7-0.

The tree planting project for the two native areas on West Woodmen road was placed on hold until this fall.

The Orchard Valley Rejuvenation project was placed on hold indefinitely. Mrs. Mace and Ms. Groom will meet with ULS to determine if some areas could be improved on a smaller scale.

Old / New Business:

All of the information has been submitted to the law firm for the Limited Covenant Amendment court petition process. Once the court hearing date has been set, two Board members will need to be present to represent the Association.

A bid from Barrera and Company was reviewed to update the reserve study. Discussion followed. No further action was taken.

Bids were reviewed to empty the nine (9) pet stations in the community. After discussion, a motion was made to terminate the current provider and hire The Scoop with twice a week service. The motion carried 7-0.

The new legal description was presented to the City of Colorado Springs for creating a Public Access Easement trail through the La Bellezza HOA community. As of the meeting, it was understood that both parties have submitted all of the required documents to the City.

Mr. Klever briefed the Board on the current projects being undertaken by the Friends of Blodgett Peak Open Space. Numerous documents and a handout were reviewed. It was noted that efforts need to continue to help the city parks in the community. Discussion followed. A motion was made to support the name change from Friends of Blodgett Peak Open Space to Friends of Peregrine Parks and Open Spaces and establish and maintain a working relationship with the Friends group to support communication opportunities and encourage volunteer participation. The motion carried 7-0.

Bids were reviewed for updating the Association's website. Mr. Johnston and Mr. Patterson will work to narrow down a site provider and inquire if a vendor can be found to manage the social media sites for the Association.

A list of questions was sent to N2 Publishing for the Peregrine Life magazine contract renewal. A response was not available as of the meeting.

The Sanctuary at Peregrine HOA amended their Covenants (combination of lots) last fall but the official documentation was presented for review. The Peregrine consent form was signed.

There being no further business, the meeting was adjourned at 8:20 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