

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
May 4, 2017

Mr. Thompson called the meeting of the Board of Directors to order at 6:16 p.m. Present were:

	Jeff Thompson	President
	Jim Medley	Vice President
	Andrew Bird	Secretary
	Becky Whyley	Director at Large
	Kristie McKitterick	Balanced Bookkeeping
	Derek Patterson	Z & R Property Management
Excused Absences:	Jim Klever	Director at Large
	Dane Juarez	Treasurer

Committee Report:

Mrs. Fenton was present to discuss the Block Captain program. A question and answer period followed. A motion was made to have all new residents greeted by a member of the BC group with information being sent to Mrs. Fenton from Balanced Bookkeeping. The motion carried 4-0.

Owner Forum / Hearings:

The owners of 7672 and 7684 Solitude Lane were present to discuss concerns with 1825 Starstone Court; with a letter of four (4) concerns being reviewed. The owner of 2380 Vantage Drive was present to discuss a concern with a recent ARC approval for 2420 Vantage Drive.

There were no Hearings.

Secretary's Report:

The April 6th and 18th meeting minutes were approved as submitted.

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

Total assets for the Master Association as of March are \$791,450.04. The Income Statement Budget Performance report was reviewed. Finances were reviewed for all other Association accounts. More detailed financial reports were reviewed and two (2) new reports will be added to the monthly report package.

The **Aged Receivables** report was reviewed.

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

The Action List was reviewed.

There was discussion on the private patrol schedule and times. It was agreed to change the current schedule but keeping with three (3) days each week. The Extra Duty patrols will remain the same.

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

The 2017 Top Ten list was reviewed. Changes were noted.

The monthly lawn care report was reviewed.

Old / New Business:

The owners of 2995 Cindercone Lane submitted a request for a commercial or business use (Airbnb). Discussion followed. A motion was made to deny the request which carried 3-1. It was noted the owners would need to submit a lease form prior to any lease event for less than six (6) months.

A request was submitted to install a new pet station on upper W. Woodmen Road. A motion was made to approve the request which carried 4-0.

There was continued discussion on the community survey with updated questions. The survey is scheduled to be released by the end of next week.

Mr. Bird reviewed suggested changes and comments on the Rental Restriction & Permit Resolution. It was agreed to continue updating the document possibly into a new form and have it reviewed by an attorney.

The owners of 2120 Hoodoo Drive submitted a request to have a micro-mini pig as a pet. The governing documents were reviewed. Discussion followed. A motion was made to deny the request which carried 4-0.

Mrs. Whyley submitted a letter of resignation as she is moving. Her resignation was accepted and she was thanked for all of her help in the community over the years.

There was continued discussion on either keeping with seven (7) board members or reducing the number to five (5). The subject will be discussed further at the June meeting.

There being no further business, the meeting was adjourned at 9:43 p.m.



Derek Patterson
Property Manager