

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
June 1, 2017

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

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

Owner Forum / Hearings:

The owner of 2380 Vantage Drive was present to discuss new violations at 2420 Vantage Drive. A letter will be issued.

The owner of 3350 W. Woodmen Road was present to discuss a recent solicitation incident and to observe the meeting.

The owner of 3280 Blodgett Drive was present to discuss volunteering for the Board. Mrs. Lynne VanArsdale submitted a Board application form. A question and answer period followed. A motion was made to appoint Mrs. VanArsdale to the Board as a Director at Large which carried 4-0.

Secretary's Report: The May meeting minutes were approved as submitted.

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

Total assets for the Master Association as of April are \$754,896.61. The Income Statement Budget Performance report and new supplemental financial information was reviewed.

The **Aged Receivables** report was reviewed.

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

The Action List was reviewed.

The 2016 Watch List was reviewed and it was noted the owner of 8410 Tiaga Trail has not yet submitted an ARC request for the missing rear deck. A letter will be issued.

Mr. Patterson briefed the Board on the walk through of W. Woodmen Road and Sawback Trail Common Areas. A summary of the results was handed out with pricing to be obtained and reviewed at the July meeting.

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 and the monthly lawn care reports were reviewed.

Old / New Business:

The owners of 1825 Starstone Court submitted a response letter to a recent violation letter. After review, a motion was made to remove the atv/trailer violation from the file which carried 4-0 with one abstention.

The owners of 8410 Melross Court submitted a request for a commercial or business use and a request to rent for less than six months. It was agreed the business use form is not necessary. A motion was made to grant the rental permit for this one event and the tenant information will need to be submitted once known. The motion carried 5-0.

A legal opinion on the matter of a two dog limit for the homes in Peregrine Filing No. 1 was reviewed. A motion was made to review all recorded Supplemental Protective Covenants for any/all Filings and then review this matter at the next meeting. The motion carried 5-0.

A draft update for portable basketball hoops was reviewed and tabled until the July meeting.

Mr. Bird reviewed an analysis of police incident reports for the period 1/Jan/2017 to 28/May/2017 and noted that with only 3 burglaries and 2 auto burglaries over the 5 month period the actual incidents were lower than general perception in the community. The analysis also showed the time of day and days of the week incidents occurred. It was agreed to reschedule the CSPD extra duty and private security patrol to the peak periods identified in the analysis.

Mr. Bird reviewed changes and legal comments on the Resolution - Rental Restrictions and Permits and the Request for Permit form; creating a new Guideline document and updating the Request for Permit Form. Discussion followed with changes being noted for two of the three documents. Additional input will be updated outside of the meeting.

Mr. Bird discussed the initial survey responses with a supplemental handout being mailed to the Board which will include all of the comments. The survey, proposed distribution & actions will be presented to the Board outside of the meeting for adoption at the July meeting. Mr. Bird was thanked for all of his efforts on the survey, rental document updating and work on security.

The number of Board members will be left at seven.

Mr. Klever briefed on recent Blodgett Peak Open Space events/projects. It was also noted the recent report of rock theft from the open space off of Orchard Valley was actually the Sanctuary at Peregrine HOA's lawn contractor taking rock for use in another area of their community.

Mr. Gordon Brenner with the City of Colorado Springs Office of Emergency Management is coordinating a Waldo Canon Fire 5 Year Anniversary celebration for the community with a request for support. More information will be sought.

There being no further business, the meeting was adjourned at 8:53 p.m.



Derek Patterson
Property Manager