

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
July 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
Marsha Yost-Lawson	Vice 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: Lesley Mace	Secretary

Hearings / Owner Forum:

There were no hearings.

The owner of 7210 Sagerock Point requested to speak with the Board stating the ARC is not properly following the procedures in the Covenants and Rules regarding his submission and review process for a landscaping plan. 8 pages of supporting documentation showing the procedures were followed properly were reviewed. The owner did not show at the meeting.

There were 26 owners present for the Owner's Forum. Due to the number of homes wishing to speak, a one minute time was established for comment/submission. 18 homes spoke on the court petition process for the limited covenant amendment. A request was made to extend the one minute timeline which was denied. The Board of Directors responded to comments from the members. (6:03 to 6:56 PM).

Mr. Thompson stated there were requests made for the Board to rescind the petition process. The request was denied 6-0.

A request was made to issue an email alert reminding owners of the rules for open fires/fire pits. The request was approved.

The owner of 2436 Sierra Point submitted a request relating to assessments for Alpine Glen. A document was provided at the meeting. The request will be reviewed at the August meeting.

Mr. Thompson stated the Board will go into Executive Session at the end of the meeting to discuss legal matters and contract review with Balanced Bookkeeping.

Secretary's Report:

The June meeting minutes were approved as submitted.

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

Total assets for the Master Association as of June are \$714,165.35 with a Reserve balance of \$443,011.17. The Income Statement Budget Performance report was reviewed.

There was discussion and review of money market and CD rates/terms. A motion was made to purchase a new \$150,000.00 CD at TCF Bank for 13 months at 1.24% and invest up to \$100,000.00 more in a TCF money market account at .75% (as other CD's mature). The motion carried 6-0.

Finances as of June 30, 2015 for the Angelstone Street, Wildcat Garden and Alpine Glen accounts were reviewed.

The **Aged Receivables** report was reviewed. 16 homes have not paid the second billing for dues and 3 homes are in the Collection Process.

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

The Action List was reviewed.

A bid was reviewed for creating a new website with options for additional services. Mr. Patterson and Mr. Johnston briefed the Board on their meetings with the contractors. A motion was made to approve the "custom designed" website which carried 6-0. The Peregrine stone sign "lettering and pinecone" were approved as the official logo. The InnerSocial Marketing bid was placed on hold.

Bids were reviewed to paint 51 ground mounted electric panels as noted from an inspection. The bid from Confident Coatings was approved 6-0.

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 2015 Top Ten list was reviewed.

The May and June landscaping reports were reviewed.

Old / New Business:

The Social Media policy was reviewed and it was noted if an independent contractor is hired to administrate the Facebook site this policy would no longer be required.

The owner of 2910 Needlecone Lane volunteered for the ARC. The request was approved and Mr. Waltman was appointed.

The owner of 8415 Sibari Court submitted a request to be provided copies of violation letters issued to 2450 Edenderry Drive. The Inspection and Copying of Association records policy was reviewed and it was noted that item (3)(f) did not specifically identify an individual unit letter as an item that "may be withheld". The Association's attorney stated such letters may be withheld if Board approved. Discussion followed. A motion was made to deny the owner's request to provide the letters which carried 4-1 with 1 abstention.

Further discussion took place and a second motion was made to allow an owner a summary of Association enforcement action(s) for any home in the community which carried 5-1.

The July concert was canceled due to rain. A new date of July 28, 2015 will be sought.

Mr. Patterson briefed the Board on the status of numerous pine trees in Alpine Glen that sustained freeze damage last winter. Mountain High Tree Service has inspected the tree 3 times this year and trees that need to be removed have been identified. Replacement trees will be installed in the spring of 2016.

A request was made to have the Common Area fence at the main entry repaired (previously damaged by persons unknown) at the private driveway of 1592 W. Woodmen Road. Discussion followed. A motion was made to repair the fence which carried 5-0.

Mr. Thompson noted that Ms. Groom submitted her resignation to him earlier in the week. Discussion followed. The Board accepted the resignation with many thanks for her years of service to the community. Mr. Sundgren volunteered to serve as Treasurer and Mr. Thompson will be added to all accounts for signature authority.

There being no further business, the meeting was adjourned at 8:40 p.m.



Derek Patterson
Property Manager