

# *The Peregrine Master Association, Inc.*

Board of Directors Meeting Minutes  
Location: Fire Station 18 Community Room  
July 20, 2016

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

Present were:

	Jeff Thompson	President
	Marsha Yost-Lawson	Vice President
	Duane Johnston	Director at Large
	Jim Medley	Secretary
Via Phone:	Dane Juarez	Treasurer
Via Phone:	Becky Whyley	Director at Large
	Kristie McKitterick	Balanced Bookkeeping
	Derek Patterson	Z & R Property Management
Excused Absence:	Jim Klever	Director at Large

## **Owner Forum / Hearings:**

There were no Hearings.

## **Secretary's Report:**

The June meeting minutes were approved as submitted.

Mrs. McKitterick and Mr. Juarez presented the **Finance Report**.

Total assets for the Master Association as of May are \$728,986.86. The Income Statement Budget Performance report was reviewed. A CD is expiring soon, 151RES, which will be reinvested.

The financials were reviewed for the Pere-Green Wildcat Garden, Alpine Glen and Angelstone Street.

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, extra duty and private security patrol schedules.

The 2016 Top Ten list was reviewed.

The monthly lawn care report was reviewed.

**Old / New Business:**

Mrs. Yost-Lawson and Mr. Thompson reported on the success of the July catered concert event.

Mr. Jeremy Taylor with the Colorado Springs Fire Department was present to discuss the grant funding for the mitigation project. It was recommended that Project Area 1 be awarded to Front Range Arborists which would increase the total by \$2,112.00 making the total cost sharing within \$15.00 of the total project budget. A motion was made to approve area one with Front Range which carried 6-0.

The second draft of the Use of Lots request for approval form was reviewed. A motion was made to approve the form as submitted which carried 6-0.

A bid from Anderson Pest Control was reviewed to provide for pest control for Voles in the Alpine Glen Common Area near McKinnet Tree Lane and Sierra Oak Drive. There was discussion on the budget and this line item would need to be added for 2017. A motion was made to approve the bid which carried 6-0.

A bid from The Scoop was reviewed to provide for filling the bags in the top dispensers for all 11 pet stations. There was discussion on the budget and this line item would need to be added for 2017. A motion was made to approve the bid which carried 6-0.

There was discussion on 3055 Richfield Drive and the status of the lawn installation which has been an open item since 2015. It was noted the landscaping project has not been completed and daily assessment fines will be posted.

An email was reviewed from Mrs. Elaine Kelly, USPS regarding the ownership of the concrete mailbox pads. Additional information was requested and has not been provided. No further action will be taken.

**Executive Session:**

(7:05 PM) Mr. Thompson called an Executive Session to discuss the current lawsuit with 8410 Tiaga Trail and the recent court appearance. The new court date is mid August.

The Board reconvened and a motion was made to not consider any offers of settlement on fees which carried 6-0.

There being no further business, the meeting was adjourned at 7:30 p.m.



Derek Patterson  
Property Manager