

# *The Peregrine Master Association, Inc.*

Board of Directors Meeting Minutes  
Location: Fire Station 18 Community Room  
August 19, 2015

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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
Lesley Mace	Secretary
Dane Juarez	Director at Large
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

## **Hearings / Owner Forum:**

There were no hearings.

The owner of 7945 Sawback Trail submitted a request for the Association to native mow the owner lots along West Woodmen Road and also have snow removal conducted (from BPOS to Orchard Valley Road). The request for native mowing was approved and snow removal is being investigated.

Mr. Jeff Daily with N2 Publishing was present to discuss the Peregrine Life magazine contract renewal. A response will be issued to the Board's questions/concerns as noted in May 2015.

Ms. Amanda Blough with InnerSocial was present to discuss what services her company provides for social media. A contract for managing the Association's Facebook site was previously reviewed. A question and answer period followed. No further action was taken.

## **Action Taken Without a Meeting:**

An email vote was taken to appoint Mr. Juarez to the Board via e-mail. The vote was 7-0 in favor. It was noted that Mr. Sundgren declined the position of Treasurer. The position will be appointed at the next meeting.

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

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

Total assets for the Master Association as of July are \$654,630.82 with a Reserve balance of \$465,079.61. The Income Statement Budget Performance report was reviewed. A recap of recent investments was reviewed for Wells Fargo Securities, ENT and TCF banks.

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 2015 Top Ten list was reviewed.

The July landscaping report was reviewed.

**Old / New Business:**

The owner of 2436 Sierra Oak Drive submitted a request to have the Alpine Glen extra service dues reduced by 65% citing information from the Supplemental Protective Covenants for Alpine Glen Filing No.1, 4. Assessments. A motion was made to table the matter until a legal opinion is obtained which carried 7-0.

The owner of 3075 Richfield Drive submitted a request (spread sheet) asking for approval and/or denial of numerous exemptions to the proposed Covenant amendment. More information was asked for which the owner will submit for further consideration.

The City submitted the final documents for the public trail easement at La Bellezza HOA. No changes were noted. Once the documents are signed/notarized, they will be given to the La Bellezza Board for signature and then returned to the City.

Mr. Patterson submitted a price to remove the graffiti on the stone entry sign to the Blodgett Ranch Estates HOA. The HOA is not formed/active and there are no homes built in the community. Discussion followed. A motion was made to clean up the sign which carried 6-1.

The August concert was canceled due to rain. A new date of August 25, 2015 was set. It was noted the July concert was well attended and the possibility of having the HOA sponsor a second catered concert will be considered for 2016.

Mr. Thompson and Mrs. Mace will sign (notarize) the Limited Covenant Amendment document. The court did approve the petition process.

Mr. Thompson briefed the Board on a request to add a second name of a fallen soldier to the Memorial Site in the Common Area on Edenderry/Dunfries Court. Discussion followed. Mr. Thompson will meet with the family. A motion was made to approve the addition which carried 7-0.

There being no further business, the meeting was adjourned at 8:32 p.m.



Derek Patterson  
Property Manager