

# *The Peregrine Master Association, Inc.*

Board of Directors Meeting Minutes  
Location: Fire Station 18 Community Room  
August 17, 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            |
| Dane Juarez           | Treasurer                 |
| Duane Johnston        | Director at Large         |
| Jim Klever            | Director at Large         |
| Becky Whyley          | Director at Large         |
| Kristie McKitterick   | Balanced Bookkeeping      |
| Derek Patterson       | Z & R Property Management |
| Via Phone: Jim Medley | Secretary                 |

## **Owner Forum / Hearings:**

A hearing was held for 2505 Edenderry Drive and the consideration of a \$100.00 assessment fine for exceeding the RV parking time. The owners were present and provided information on why two RV's were parked on the street in May. Discussion followed and the current RV parking policy was re-iterated. A motion was made to not impose the fine which carried 7-0.

The owner of 3055 Richfield Drive was present to discuss the status of the lawn improvement project at his property which began last year. It was noted the project was completed last week with current photographs being reviewed as daily assessment fines were posted. The finished landscaping project was approved by the Board. Discussion followed on the amount of fines due. A motion was made to impose \$5,000.00 which carried 6-1.

A hearing was held for 8410 Tiaga Trail and the consideration of a \$100.00 assessment fine for dead Aspen trees on the property. The owner was not present. Discussion followed. It was noted some of the trees were removed by the compliance date and the owner stated a tree company did the work. Current photographs were reviewed which showed other Aspen trees with numerous dead branches/portions of the trees. A motion was made to place the \$100 fine in abeyance, the owner is to submit confirmation from the tree contractor on the status of the other Aspen trees and the home will be placed on the 2016 Watch List (dead trees). The motion carried 7-0.

## **Secretary's Report:**

The July meeting minutes were approved as submitted.

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

Total assets for the Master Association as of July are \$696,339.18. The Income Statement Budget Performance report was reviewed. A CD is expiring soon, 157RES, which will be reinvested for 14-months at 1%.

The 2015 tax returns and Audit were reviewed. The report was accepted as submitted noting the “results of its operations and its cash flows for the year then ended in conformity with the accounting principles generally accepted ...”

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 Board reviewed letters issued for dead trees and portions of dead trees needing to have the dead material removed. The owner of 8420 Lauralwood Lane stated there were no dead Aspen trees. The Association’s August 9<sup>th</sup> response letter was reviewed including two photos of the trees. It was unanimously agreed the trees need to be removed and/or pruning completed to remove the dead portions.

The public trail restoration work that runs through the La Bellezza HOA has been completed but more work is being conducted to install 9 timber steps, more tree pruning and erosion control work at the trailhead area at Dutchrock Road.

The 2016 Top Ten list was reviewed.

The monthly lawn care report was reviewed.

### **Old / New Business:**

The owners of 2002 Safe Harbor Court, 2034 Safe Harbor Court and 1874 Safe Harbor Court were present to discuss the yearly billing for vacant lots and if it was possible to remove the assessment. Discussion followed. It was noted the owners could re-plat and combine their two lots into one, which would then remove the second assessment on the vacant lot.

A request was made to install another pet pick-up station on Dutchrock Road near Cape Pine Way, in the Association Common Area. Discussion followed. A motion was made to approve the request and add this station to the service plan for the other 11 stations. The motion carried 6-1.

The owners of 8445 Vance Court submitted a response to landscaping violations (August 14<sup>th</sup>) and noted they need two more weeks to finish completing the work. A follow up inspection will be conducted to determine if the \$500.00 in assessment fines will be posted regarding the sod or if new fines may be considered for the other violations.

**Executive Session:**

(8:20 PM) Mr. Thompson called an Executive Session to discuss the 2-day trial with 8410 Tiaga Trail.

The Board reconvened. It was noted Mr. Thompson, Mr. Johnston and Mr. Patterson will be reimbursed for parking and food for the two different court appearances totaling 3 days.

Mr. Patterson reviewed two minor changes to the Covenant Enforcement policy as recommended by legal counsel. After discussion, a motion was made to approve the removal of two sentences which carried 7-0.

There being no further business, the meeting was adjourned at 8:34 p.m.



Derek Patterson  
Property Manager