

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
August 3, 2017

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

Present were:

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

Owner Forum / Hearings:

Mr. Craig Anderson and Mr. Larry Sharrar with the La Bellezza at Peregrine HOA were present to file a complaint regarding drainage concerns from uphill residents. The information was noted for a letter to be issued.

It was also noted the Association can conduct snow removal on the W. Woodmen Road sidewalk for the 2018 season once we receive the Waiver and Release from the LaBellezza at Peregrine HOA Board.

A hearing was held for 8410 Tiaga Trail and the consideration of a \$100.00 assessment fine for failing to submit an ARC request and provide an update for what will happen after the owner removed the rear deck last fall. The compliance date was June 25th and the owner responded via email on July 20th but was not present. Discussion followed. A motion was made to place the rear patio issue on the 2017 Watch List and request an update from the owner in September; with no initial \$100 fine or daily fines being posted. The motion carried 5-0.

Secretary's Report:

The July 6th and 20th meeting minutes were approved as submitted.

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

Total assets for the Master Association as of June are \$691,648.61. The Income Statement Budget Performance report and supplemental financial information was reviewed. The June finances were reviewed for Angelstone Street and Alpine Glen.

The **Aged Receivables** report was reviewed.

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

The monthly activity spread sheet was reviewed to include inspections, general violations, ARC approvals, extra duty and private security patrol schedules.

The 2017 Top Ten list was reviewed.

There was continued discussion on the Upper Common Area Rejuvenation project. Information was reviewed on the irrigation installation costs and underground boring bids are being sought. A motion was made to authorize Mr. Patterson up to \$4k in spending authority to approve a boring contract to expedite the project. The motion carried 5-0.

The monthly lawn care report was reviewed.

Old / New Business:

Mr. Bird reviewed a handout on the community survey. Numerous topics were discussed with a question and answer period. A motion was made to issue the graphics and tables data and create a brief cover page(s) to provide an overview of the survey and summarize the recommended actions 2-page list. The full survey summary will be amended and distributed to the board for review and approval at a future board meeting. The motion carried 5-0.

There was discussion on issuing the new Fast Facts communication which would be a monthly email issued through the Association's website database. It was noted the emails would not be issued/posted on Nextdoor. Fast Facts will highlight Peregrine infrastructure projects and include a brief "hint or tip" to keep Peregrine pristine. Discussion followed. A motion was made to approve Fast Facts which carried 5-0.

A list of 12 monthly topics to be included in the Peregrine Life for 2018 was reviewed, this in addition to the monthly Board of Directors page. The list will be expanded with more details with plans for approving at least the first quarter of 2018 so publishing dates can be met. A motion was made to proceed with the project which carried 5-0.

A letter advising the Pet Limits in Peregrine Filings 1, 2, 3 & 4 was presented by Mr. Patterson and approved for immediate distribution to the homeowners in Filings 1, 2, 3 & 4.

There was continued discussion on the updated rule for portable basketball hoops. A motion was made to approve the updated Rule which carried 5-0.

The Association's attorney drafted a policy for House Bill 15-1259, the use of rain barrels to collect rain from a residential rooftop for non-potable outdoor uses. Discussion followed. A motion was made to approve the updated Rule which carried 5-0.

Mr. Patterson discussed a request made from the USAFA regarding a drainage basin that borders their fence. The basin is on Common Area property behind 3260 W. Woodmen Road.

Photographs were reviewed and discussion followed with what excavation repairs can be completed. A motion was made to authorize Mr. Patterson up to \$2.5k in spending authority to have the cleanup work completed. The motion carried 5-0.

The owners of 2220 Cape Pine Way submitted additional information for their Rental Permit request. It was agreed to table the request to the September meeting.

The owners of 8430 Melross Court were contacted on two occasions inquiring into a newly installed drainage pipe emitting water onto the street curb. Photographs were reviewed. The owners did not respond but were in the process of burying the discharge pipe underground. No further action will be taken at this time.

Mr. Klever gave an update on his efforts with the City to obtain more information on adopting the parks in the community.

Mr. Juarez reviewed a draft bullet which would be posted on Nextdoor asking for residents to subscribe to the Association's website. There was concern for non-HOA residents signing up. Mr. Patterson is working on changing the information fields in the subscription process so we can easily identify all residents and ensure only HOA members are receiving emails.

There being no further business, the meeting was adjourned at 8:54 p.m.



Derek Patterson
Property Manager