

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
September 16, 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
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
Excused Absence: Marsha Yost-Lawson	Vice President

Hearings / Owner Forum:

There were no hearings.

The owner of 2460 Edenderry Drive submitted a request for the Board to consider options for monitoring vehicle speeding in the community. Options will be investigated.

The owner of 8460 Edgemont Way submitted a request for the Board to consider treatment and/or removal of the weeds at the street/gutter joint for the Common Areas that border the street. Mr. Patterson will inquire with ULS for pricing/treatment options.

Secretary's Report:

The August meeting minutes were approved as submitted.

A motion was made to appoint Mr. Juarez as Treasurer which carried 4-0 with Mr. Juarez abstaining.

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

Total assets for the Master Association as of August are \$633,946.68 with a Reserve balance of \$464,057.94. It was noted that \$37,509.26 was borrowed from Operating to open the new TCF CD. A \$75k CD is expiring this month (155RES). A motion was made to payback the operating account with the balance being funded to the TCF MM account; the motion carried 5-0.

The Income Statement Budget Performance report was reviewed.

The **Aged Receivables** report was reviewed. Mr. Thompson noted an Executive Session will need to be held at the end of the meeting to discuss a request made to the Association's law firm from a past due owner.

The draft 2016 Budget was reviewed. Changes were noted.

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 August landscaping report was reviewed.

Old / New Business:

ULS submitted lawn contract renewals for 2016 and a 2015-2016 Snow Removal contract. A motion was made to approve the lawn and snow contracts as submitted, the motion carried 5-0.

Bestway Disposal submitted a new 3-year trash service contract for renewal. More information will be sought for review at the next meeting.

A bid was submitted to install new soil/seed/netting at the sidewalk on W. Woodmen at Sawback Trail area. A motion was made to approve the bid which carried 5-0.

The owner of 2436 Sierra Oak Drive submitted a request for the Master dues to be reduced to 65% for the 38 Alpine Glen owners, with the Supplemental Dues remaining the same and the change to be effective January 1, 2016. A motion was made to deny the request which carried 5-0.

The owner of 8340 Vance Court submitted a request to be given an extension of August 1, 2016 to have the home painted. Documentation was reviewed. A motion was made to grant an extension of June 1, 2016 which carried 5-0.

Mr. Jeff Daily with N2 Publishing responded to the list of questions/concerns submitted to N2 in May 2015. A motion was made to sign a new contract which carried 3-2.

The new draft website format was discussed and it was agreed to move forward with the design/implementation.

There was review and discussion on a new draft form that provides criteria to be considered when evaluating requests for renting a home for less than 6-monhts (history of prior requests, any Covenant violations by the requestor, is the requestor current on all assessments and/or fees, impact to neighbors, is this a commercial venture). Work will continue on this topic.

It was noted the LCA original document was signed/notarized and sent to be recorded.

The owner of 7517 Sierra Pine Drive submitted a request to install a rock retaining wall on the Common Area adjacent to his lot. The request was approved.

The owner of 8150 Routt Court submitted a request to have a section of Common Area deeded to his lot. The area of land is roughly 16' in depth on the owner's lot side of the HOA fence. The request was approved.

The City submitted updated documents for the trail easement at La Bellezza HOA. The documents were reviewed and signed/notarized by Mr. Thompson at the meeting.

The Board went into Executive Session to review legal correspondence (pg. 29).

The Board reconvened to act on the request submitted by legal counsel; a motion was made to deny the June 30, 2016 date, the owner must pay all past due assessments, the attorney will issue a cease and desist order and the owner can submit a new request. The motion carried 5-0.

There being no further business, the meeting was adjourned at 8:51 p.m.



Derek Patterson
Property Manager