

# *The Peregrine Master Association, Inc.*

Board of Directors Meeting Minutes  
Location: Fire Station 18 Community Room  
September 14, 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
Jim Medley	Secretary
Dane Juarez	Treasurer
Duane Johnston	Director at Large
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 August meeting minutes were approved as submitted.

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

Total assets for the Master Association as of August are \$633,104.66. The Income Statement Budget Performance report was reviewed. Two CD's are expiring 167RES and 168RES, where a motion was made to give Mr. Juarez authority to reinvest each up to 18-months, they can be laddered and he could exceed 18-months if there was a special rate offered at that time. The motion carried 6-0.

There was discussion on the operating accounts currently held at Wells Fargo and associated yearly banking fees. It was noted there are no fees with ENT. A motion was made to move accounts 101, 102 and the Alpine Glen, Angelstone Street and the Pere-green Garden accounts to ENT with Mr. Juarez, Mr. Thompson and Mrs. McKitterick being the principal account signers. The motion carried 6-0.

The **Aged Receivables** report was reviewed.

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

The Action List was reviewed.

The owners of 8420 Lauralwood Lane submitted a letter stating their Aspen trees are not dead. It was agreed to place the home on the Watch List for dead/dying trees.

There was continued discussion on the turf status at 8445 Vance Court where the owner seeded two rear yard turf areas versus installing new sod, which was required by the HOA. Current photographs were reviewed along with past correspondence. It was agreed to place this home on the Watch List for rear yard turf status and continue to hold the \$500 in fines in abeyance until the spring of 2017 and if the turf areas fill in completely 30-days into the growing season the fines will be rescinded.

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:**

The draft 2017 budgets were reviewed (Master HOA, Alpine Glen and Angelstone). The operating line items were reviewed in detail noting any changes from last year. On the Master, funding allocations were changed for Community Events, Legal Expense, Water and Snow Removal. After further discussion, a motion was made to increase the yearly dues by \$20.00 and create a new Contingency line item, with the budget being balanced and approved as amended. The motion carried 6-0. It was noted the trash fee will go up \$.90 per home, per month (\$13.65).

The Angelstone Drive budget was reviewed and approved as submitted with no changes.

The Alpine Glen budget was reviewed which provided for an increase for operating and reserve needs. The budget will be further reviewed at the next meeting.

A request was made to have the private security patrols heightened during the fall/winter holidays. The request was approved noting the current schedule can be adjusted so the budget will not be impacted.

### **Executive Session:**

(8:06 PM) Mr. Thompson called an Executive Session to discuss the Judge's ruling on the 8410 Tiaga case and to review information from the attorney on 2450 Edenderry Drive.

The Board reconvened. A motion was made to accept the offer for 2450 Edenderry Drive per the attorney's email dated 8-31-16 which carried 6-0. It was further agreed to have the attorney review the Covenant Enforcement policy regarding the comments noted on page 12 and add a sentence to clarify the posting of retroactive fines. Mrs. McKitterick will inquire with the CPA on how to make adjustments to each account.

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



Derek Patterson  
Property Manager