

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
September 7, 2017

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

Present were:

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

Owner Forum / Hearings:

The owner of 8430 Tarnwood Trail requested a variance to park on the street overnight. Discussion followed. The request was denied.

Mrs. Fenton, Block Captain Co-Chair discussed suggestions for improved communications to the members following questions raised by the August post card mailing, and she updated the Board on the recent Block Captain meeting. An email from Mrs. Moncallo, Block Captain of Dutchrock Road was also reviewed.

Two residents from LaBellezza HOA inquired on the status of the homes on Angelbluff Court with extended drainage pipes focusing water to the hoodoo areas immediately behind the LaBellezza development. The Association is working with each owner to create drainage solutions to hopefully reduce the concentrated flows downhill.

A hearing was held for 3215 W. Woodmen Road and the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to restore landscaping damage in two areas on the lot. The owner did not respond and was not present. Discussion followed. A motion was made to impose the initial fine, to provide a final compliance date of October 31st or a new \$100/week fine will be imposed until compliance is met. The motion carried 6-0.

Secretary's Report:

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

Total assets for the Master Association as of July are \$651,345.61. The Income Statement Budget Performance report and supplemental financial information was reviewed.

The **Aged Receivables** report was reviewed. The owner of 2535 Edenderry Drive submitted a payment offer to satisfy the account. The request was approved.

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

The draft 2018 Peregrine budget was reviewed with changes being noted. After further discussion a second draft will be reviewed in October. There will be a \$.75/home increase for trash service for next year.

The draft 2018 Angelstone budget was reviewed and approved as submitted.

The draft 2018 Alpine Glen budget was reviewed with changes being noted. After further discussion a second draft will be reviewed in October.

A new water usage spread sheet was reviewed noting the last 4 years total water costs and the water usage for each meter each month. It was noted CSU did not have the gallon information for 2 of the meters for 2016. The analysis will be continued so future years use can be evaluated in more detail.

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.

A bid for underground boring at Sawback Trail was reviewed. Other bids were sought but this was the only contractor that responded and could install the conduit before the winter months. Discussion followed. A motion was made to approve the bid which carried 6-0.

The monthly lawn care report was reviewed. Mr. Bird and Mr. Thompson raised quality concerns regarding the edging of sidewalks and curbs. These issues will be reported to ULS for remedial action.

Old / New Business:

Mr. Bird and Mr. Juarez reviewed a cover letter and supplemental information to distribute the results of the community survey (34 pages). Discussion followed. A motion was made to use Nextdoor to encourage additional subscription to the HOA email list, and then distribute the cover letter and survey formatting option two on September 18th. The cover letter would direct owners to the survey summary hosted on peregrinehoa.com. The motion carried 6-0.

Mr. Daily with N2 Publishing submitted financial expense documentation for the summer concert series. The total amount being requested for reimbursement is close to double what the budget provided for. Discussion followed. A motion was made to reimburse Mr. Daily \$2,909.00 for all three events, per the budget. The motion carried 6-0.

The proposal to purchase and install two WeatherTrak Pro 3 Controllers with flow management to replace the existing two controllers at Alpine Glenn which promised to reduce irrigation costs and improve management was discussed. A motion to defer a decision until 2018 was made. The motion carried 6-0.

The owner of 8410 Tiaga Trail responded to the matter of the missing rear deck and what the plans are for replacing the deck, building a set of stairs to the patio door or installing a new patio. The home will be placed on the 2018 Watch List.

The owner of 2940 Needlecone Lane submitted a follow-up request to replace a wooden play set with a trampoline (from a previous variance granted by the HOA). Documentation was reviewed. A motion was made to approve the request which carried 6-0.

The updated list of 12 monthly topics for the Peregrine Life magazine was reviewed. The first quarter of 2018 is ready but the exact publication date/when owners receive the magazine will be confirmed. If the publishing dates don't conflict with any content dates, the topics will be sent to Mr. Daily.

Mrs. VanArsdale was excused for another appointment.

The August Fast Facts email draft was reviewed (to be issued in September). A motion was made to approve August carried 5-0.

Mr. Klever reviewed each Letter of Understanding from the City for the formal HOA adoption of Woodmen Valley Park, Blodgett Peak Open Space and Woodmen Valley Open Space. It was noted that new funding will be provided in the 2018 budget if needed.

Mr. Thompson noted the City responded to the traffic concerns/speeding issues in the community by indicating they would initiate a traffic study.

The owner of 2555 Edenderry Drive submitted a request to have an enclosed trailer parked on the street overnight for up to 11 days to aid in moving. The request was denied noting the trailer could only be parked on the street for three days.

A motion to extend the Board Meeting schedule beyond the planned 7 meetings was made, with additional meetings in November 2017, February & March 2018 scheduled. The motion carried 5-0.

Action Taken without a Meeting: An email vote was taken to approve the August meeting minutes which was 6-0 in favor.

There being no further business, the meeting was adjourned at 9:38 p.m.



Derek Patterson
Property Manager