

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
October 21, 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
Marsha Yost-Lawson	Vice President
Lesley Mace	Secretary
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: Dane Juarez	Treasurer

Mr. Thompson called an Executive Session to discuss a request for 2450 Edenderry Drive and continued enforcement options with 8410 Tiaga Trail. The Association's attorney was present. The Board reconvened to act on the requests submitted by legal counsel; a motion was made to respond to the attorney for 8410 and provide a detailed listing of what items must be completed this year and what items must be completed in the spring of 2016. The motion carried 6-0. A second motion was made to respond to the attorney for 2450 and provide details on the current rentals and rentals after 1-1-2016. The motion carried 6-0.

Hearings / Owner Forum:

A hearing was held for 3055 Richfield Drive and the consideration of an initial \$100.00 assessment fine, possible \$100 daily fines and other enforcement actions for overnight parking violations and initiating landscaping work without submitting an ARC request and receiving approval. The owner and resident were present. Correspondence was reviewed. The resident acknowledged the parking rules. A motion was made to place \$700 (\$100/each) in fines in abeyance for a 6-month period for parking violations. If any future parking violations are noted, the \$700 will be posted plus a new \$100/violation will be imposed. It was further noted the \$100 landscaping fine will be placed in abeyance, providing a plan is submitted in 7 days for the hardscape, seeding, erosion and retaining wall work to be completed 3 weeks after that date or a \$100/day fine will be imposed until completion. The restoration of the turf grass will be completed as soon as weather allows in the spring of 2016. The motion carried 6-0.

A hearing was held for 8445 Vance Court and the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to replace dead turf grass in the rear yard. The owner did respond via email. Correspondence and the history of landscaping violations were reviewed. A motion was made to place \$500.00 in fines in abeyance until the sod can be replaced in the spring of 2016, weather permitting. The motion carried 6-0.

Secretary's Report:

The September meeting minutes were approved as submitted.

Mrs. McKitterick presented the **Finance Report**.

Total assets for the Master Association as of September are \$574,316.40 with a Reserve balance of \$426,970.69. It was noted that \$50k was moved from Checking (101) to Saving (102) to earn a better interest rate.

The Income Statement Budget Performance report was reviewed.

Mr. Johnston was excused for another appointment.

The **Aged Receivables** report was reviewed.

The second draft 2016 Budget was reviewed. A motion was made to approve the budget which carried 5-0.

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 September landscaping report was reviewed.

Old / New Business:

It was noted that Mr. Thompson and Mr. Patterson are working to get the "In Honor Of" memorial stone engraved.

Mr. Patterson briefed the Board on the status of the landscaping at 2460 Kittridge Ave., and the Right to Cure timeline has been met with no actions by the owner. It was agreed to have the lawn cleaned up and pass those fees onto the owner's account.

Mr. Klever briefed the Board on a request to have the parking lot area cleaned up at the Blodgett Peak Open Space area and also noted there is a new Park Ranger for that area.

Bestway Disposal submitted a revised 3-year trash service contract. It stated the second and third year rate would be negotiated and any increase would be agreed to by both parties or a 60-day termination option would be given. A motion was made to approve the contract which carried 5-0.

Mr. Jeff Daily with N2 Publishing was present to discuss the renewal of their contract. A motion was made to sign a new contract which carried 4-1.

It was noted the Board may need to hold a November 18th meeting if further action is needed on current legal actions with two homes noted above.

There was discussion on the Annual meeting; Mr. Sundgren stated he would not be running for another term.

There being no further business, the meeting was adjourned at 8:27 p.m.



Derek Patterson
Property Manager