

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: 6015 Lehman Drive, Suite 205
February 29, 2016

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
	Dane Juarez	Treasurer
	Duane Johnston	Director at Large
	Becky Whyley	Director at Large
	Kristie McKitterick	Balanced Bookkeeping
	Derek Patterson	Z & R Property Management
Excused Absences:	Marsha Yost-Lawson	Vice President
	Jim Klever	Director at Large

Hearings / Owner Forum:

There were no Hearings.

Questions and comments were taken from the members present.

Secretary's Report:

The October meeting minutes were approved as submitted. The January Annual meeting minutes were approved as written adding the vote results for the candidates. The January minutes were approved with one date correction.

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

Total assets for the Master Association as of December are \$913,100.52 with a Reserve balance of \$468,715.75. The Income Statement Budget Performance report was reviewed. Total assets for the Master Association as of January are \$864,307.52 with a Reserve balance of \$472,216.73. The Income Statement Budget Performance report was reviewed.

The **Aged Receivables** report was reviewed. It was noted one Collection account will need to be discussed in Executive Session, in addition to the other two legal issues.

There was discussion on implementing a new credit card and automatic debit payment options. Discussion followed. A motion was made to approve the credit card option only which carried 4-0.

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 2016 Top Ten list was reviewed.

Old / New Business:

The owner of 8150 Routt Court submitted a request to have a portion of his year yard (currently Common Area along the fence) Quit Claimed so his rear yard setback distance would allow for a new deck and his yard would end at the Common fence. Discussion followed. A motion was made to approve the request which carried 4-0.

A bid submitted by Mountain High Tree Service was reviewed for insect control and deep root fertilization at the Alpine Glen common areas. Discussion followed. A motion was made to approve the request which carried 4-0.

Mr. Patterson will inquire into creating new Board member email addresses for the website.

A request was made for 2 new pet pickup stations. Discussion followed. A motion was made to approve one unit on West Woodmen Road which carried 4-0.

The Association submitted a Firewise Communities/USA application in 2015 which was approved. New signs were provided and will be installed at each entry.

The ARC submitted two items for consideration and adoption by the Board; 1) updated mailbox design with locking units and 2) updated wording for garage doors in the Rules. Discussion followed. A motion made to approve each request which carried 4-0.

There was discussion on the resignation of Mrs. Mace (2017 term) and appointing a new replacement. Mrs. Mace's resignation was accepted. A motion was made to appoint Mrs. Sannes which was seconded. Discussion followed. The motion failed 3-1. It was agreed to issue a post card to the membership seeking volunteers.

There was discussion on the landscaping status of 3055 Richfield Drive and the condition of the requirements issued in the November 4th letter. Photographs were reviewed and discussion followed. It was agreed that erosion control measures need to be installed within 2-weeks after notice and the daily fines (posting from 11-30-15) will continue but be placed in abeyance pending the outcome of the erosion work and a sod installation date will be sought.

Mr. Thompson called an **Executive Session** to discuss legal matters for three homes.

The Board reconvened. A motion was made to authorize Mr. Johnston to act of behalf of the Board with settlement powers at a court ordered Mediation session for 8410 Tiaga Trail. The motion carried 4-0.

The owner said he would attend the meeting but did not show. A motion was made to have counsel respond to the January 29th letter for 2450 Edenderry noting there will be no further negotiation or offers considered and the enforcement process will continue. The motion carried 4-0.

The meeting schedule for the year was discussed and it was agreed to continue meeting at FS 18. Mr. Patterson will confirm the 1st Monday of each month at 6 p.m. except for July and September.

The next Board meeting will be March 16, 2016 at Z & R.

There being no further business, the meeting was adjourned at 8:46 p.m.



Derek Patterson
Property Manager