

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes

Location: Fire Station 18

April 4, 2016

Mrs. Yost-Lawson called the monthly meeting of the Board of Directors to order at 6:04 p.m. Present were as follows:

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

The floor was opened for introductions of three (3) members who volunteered to fill the vacated Board term. Mr. Jim Medley, Mr. Sean Pieri and Mrs. Sannes all spoke with a question and answer period. The Board members voted for the volunteer they wished to appoint via a ballot. Mr. Medley received four votes, Mrs. Sannes 2 votes and Mr. Pieri 0 votes. A motion was made to appoint Mr. Medley which carried 4-0 with the term expiring in January 2017.

Owner Forum / Hearings:

Questions and comments were taken from the members present.

A hearing was held for 2450 Edenderry Drive and the consideration of \$2,400.00 in assessment fines for continued short term rental events without authorization or an approved permit, overnight parking and a loose dog that left the lot. The owner did not respond in writing but Elaine Silver with Peak Side Properties LLC stated on 2-17-16 and 3-30-16 that Mr. Ty Klikus would be present and wished to be on the agenda. Mr. Klikus failed to show at either meeting. Discussion followed. A motion was made to impose the assessment fines which carried 5-0.

Secretary's Report:

The February meeting minutes were approved as submitted.

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

Total assets for the Master Association as of February are \$828,513.18. The Income Statement Budget Performance report was reviewed. The Income Statement Budget Performance report was reviewed.

The **Aged Receivables** report was reviewed. It was noted the Board would need to go into Executive Session for a legal collection discussion for one home.

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

The Action List was reviewed.

A new pet station will be added at the rear playground "fenced" area at Woodmen Valley Elementary School. This will be included in the monthly trash collection service by the HOA.

It was noted the Mediation with 8410 Tiaga Trail in March was unsuccessful and the matter is continuing to court.

The Firewise Communities USA signs were discussed and a mounting location was not found. Mr. Thompson will investigate locations on existing signs.

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.

There was discussion on the summer concert series. Mrs. Yost-Lawson has hired the bands and is working with N2 Publishing on finalizing the catered July event, using Bird Dog Barbecue. Due to the large turnout for the July event, helpers will be hired for the food.

The monthly lawn care reports were reviewed.

There was discussion on the Peregrine Facebook site and who will administrate, update and keep the site active. A motion was made to delete the site which carried 4-1.

Old / New Business:

Bids were reviewed for new tree installations for W. Woodmen Road and inside Alpine Glen. Discussion followed. A motion was made to approve both bids submitted by ULS, which carried 5-0.

The normal September meeting date is not available for FS 18. Five other dates were reviewed, it was agreed to meet on the 14th at 6 PM.

There was discussion on Section (k) of the Amendment and if any further documents were needed. A draft request form will be created.

Mr. Thompson called an **Executive Session** to discuss legal matters for one home.

The Board reconvened. A motion was made to hold on further legal actions with 2535 Edenderry Drive action until the 2017 dues post and if they are not paid, to then proceed with a Foreclosure action. The motion carried 5-0.

There being no further business, the meeting was adjourned at 8:26 p.m.

A handwritten signature in black ink, appearing to read "Derek Patterson", with a horizontal line extending to the right.

Derek Patterson
Property Manager