

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
June 6, 2016

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

Present were:

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

Owner Forum / Hearings:

The owner of 7960 Orchard Path Drive submitted a request asking the Association to pursue the USPS to repair the mailbox cluster concrete base located in his front yard. A representative from the USPS noted the cluster boxes are owned by the USPS and the HOA owns the concrete. Documentation from the USPS and the City regarding ownership and maintenance responsibilities was reviewed. The USPS representative will be contacted to inquire into where they sourced the ownership information.

A hearing was held for 8410 Tiaga Trail and the consideration of a \$100.00 assessment fine for an ARC violation. The owner was present and did submit an ARC request “after the fact” and provided information on the deck removal and proposed new patio. Discussion followed. A motion was made to not impose the fine which carried 5-0. The owner was again informed he must submit a request and receive approval before beginning any work on his home or lot.

Secretary’s Report:

The May meeting minutes were approved as submitted.

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

Total assets for the Master Association as of April are \$789,585.59. The Income Statement Budget Performance report was reviewed. A CD is expiring soon, 156RES, which will be reinvested.

The **Aged Receivables** report was reviewed.

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.

The monthly lawn care report was reviewed.

Old / New Business:

A bid was reviewed for improvements/maintenance to the public walking trail at La Bellezza. A motion was made to approve the bid which carried 5-0.

There was continued discussion on the Use of Lots request for approval form. Changes were noted.

Mr. Taylor with the CSFD Wildfire Mitigation Program submitted bids for mitigation of roughly 19 acres of Common Area for the approved 2016 Grant. Contractors were reviewed for the four (4) areas. It was agreed to use Tall Timbers, Mountain High and Markit for the project. A motion was made to approve the work using the contractors noted above which carried 5-0. The total amount to be allocated from the HOA is \$18,936.50.

There was continued discussion on 3055 Richfield Drive and the status of the lawn installation. The May 9th letter and photographs were reviewed. It was noted the work was not completed by May 30th as requested and daily assessment fines continue to be posted.

Ms. Diane Groom submitted her resignation from the ARC, which was accepted with many thanks for her years of service to the community.

There was discussion on a Vole problem in the Alpine Glen Common Areas; a bid for treatment will be sought so the budget can be reviewed.

There being no further business, the meeting was adjourned at 8:03 p.m.



Derek Patterson
Property Manager