

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
July 6, 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
Jim Klever	Director at Large
Kristie McKitterick	Balanced Bookkeeping
Derek Patterson	Z & R Property Management
Excused Absence: Lynne VanArsdale	Director at Large

Owner Forum / Hearings:

No members were present. There were no Hearings.

Secretary's Report:

The June meeting minutes were approved as submitted.

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

Total assets for the Master Association as of May are \$729,889.90. The Income Statement Budget Performance report and supplemental financial information was reviewed.

The **Aged Receivables** report was reviewed.

Information from the attorney was reviewed for 8410 Tiaga Trail; a payment was received fulfilling the outstanding balance.

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

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.

After reviewing numerous proposed projects, and hearing information provided from the 2017 Survey, a motion was made to re-prioritize the Top 10 List of projects from number one to number five.

1. Upper Common Area Rejuvenation
2. Common Area "erosion project"
3. New irrigation controllers for Alpine Glenn (inside & out)

4. Orchard Valley Common Area rejuvenation
5. Common Area “Juniper Jungle” improvements

The motion carried 5-0. More information will be sought on a few projects.

A motion was made to purchase two park benches for the Upper Common area rejuvenation project which carried 5-0.

The monthly lawn care report was reviewed.

A motion was made to approve the erosion repair bid on West Woodmen Road which carried 5-0.

Old / New Business:

Mr. Bird reviewed the final draft documents (Resolution - Rental Restrictions and Permits, Request for Permit form and the Guideline document). Discussion followed with changes being noted. A motion was made to approve the documents which carried 5-0.

The owner of 2625 Himalaya Court submitted a request to keep two black compost bins stored outside next to the garage. Discussion followed. A motion was made to deny the request and stated the owner may install a storage shed in accordance with the Community Rules, III Architectural Review, 1. Storage Units/Accessory Structures to store the compost bins. The motion carried 5-0.

The owner of 2364 McKinnet Tree Lane submitted a request to treat the native Common Areas east of their home for weeds and to replace a dead tree along Orchard Valley Road. It was noted this native area is very large in size and was not developed like a residential native lot area. Discussion followed. A motion was made to approve both requests which carried 5-0.

The owner of 7573 Fairbranch Court submitted a request to consider creating a rule to restrict drones in the community. Documentation was reviewed. A nuisance violation letter will be issued.

There was continued discussion on the updated rule for portable basketball hoops. Changes were noted which will be reviewed at the August meeting.

Documentation was reviewed on the two pet limit (“... no more than two domesticated dogs or cats”) for homes in Peregrine Filing No. 1. It was discovered this same limit was recorded in 1988 for Peregrine Filings No. 2, No. 3 and No. 4. These restrictions affect ten streets in the community (Loganwood Court, Routt Court, Spire Court, Clayton Court, Vantage Drive, Holman Court, Himalaya Court, Table Mesa Way, Gambrell Lane, Edgerton Court, 3120 & 3180 W.Woodmen Road). Discussion followed. A motion was made to update the Rules to show this pet restriction which carried 4-0 with 1 abstention.

House Bill 15-1259 was reviewed regarding the use of rain barrels to collect rain from a residential rooftop for non-potable outdoor uses. Discussion followed. A motion was made to have the attorney create a draft rule which carried 5-0.

A motion was made to create a list of proposed Peregrine Life HOA articles which can be issued for each month in 2018. The motion carried 4-1. It was further agreed the previous President’s page be changed to the Board of Directors page.

A motion was made to post the meeting agenda on the website and issue a Nextdoor alert of each Board meeting. The motion carried 5-0.

It was agreed to hold a second meeting to review the survey results/feedback on July 20, 2017 at 5 PM at Z & R's office.

Mr. Klever briefed the Board on a proposed idea to have the Association adopt the City Parks in the community. More information will be provided.

Mrs. VanArsdale (via email) and Mr. Bird reviewed a proposed petition that will be issued to the City regarding speeding in the community. The petition will be updated with input from the Board with a final draft to be reviewed at the August meeting.

The owners of 2220 Cape Pine submitted a Rental Permit request which was place on hold pending obtaining more information.

There being no further business, the meeting was adjourned at 9:28 p.m.



Derek Patterson
Property Manager