

# *The Peregrine Master Association, Inc.*

Board of Directors Meeting Minutes  
Location: Fire Station 18 Community Room  
November 2, 2017

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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
Lynne VanArsdale	Director at Large
Kristie McKitterick	Balanced Bookkeeping
Derek Patterson	Z & R Property Management
Excused Absence: Jim Klever	Director at Large

## **Owner Forum / Hearings:**

A resident inquired if the western park bench could be relocated within 20' north of its current location due to security concerns and the resident offered to help with relocating expenses. Mr. Bird will meet with the resident on site. A motion was made that if the new location is viable, and the resident pays for one half of the relocation costs, the request is approved. The motion carried 5-0.

A resident inquired about the status of a neighbor's dog run project and he stated the run should be "adequately screened" from their view. The ARC request for the dog run was reviewed with the details on its location, size and distance from neighboring lots. It was agreed that some type of screening is reasonable, details to be agreed to by each neighbor. Mr. Patterson was asked to distribute the ARC request/approval to all Board members.

A hearing was held for 2225 Anglebluff Court and the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to remove rear downspout extensions. The owners were present and submitted an ARC request for corrective upgrades to their side and rear lot. Discussion followed. A motion was made to not impose any fine and the request will be sent to the ARC for final approval. Work is planned to be completed this year. The motion carried 5-0.

A hearing was held for 2295 Anglebluff Court and the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for not responding to rear yard drainage concerns. The owners did respond in writing and met with Mr. Patterson. Corrective actions are being addressed and will be completed in November. Discussion followed. A motion was made to not impose a fine. The motion carried 5-0.

It was noted that in the October 5<sup>th</sup> meeting, and in this meeting, the Board communicated to homeowners and Sub-Associations that ARC approval of landscape work does not endorse the work as an Association approved solution to current or future disputes between neighbors on water drainage nor does it constitute the Association accepting any responsibility for the sufficiency or insufficiency of previous, current or future remedy regarding drainage of associated properties.

### **President's Report:**

The Board accepted Mr. Thompson's written resignation which was sent by email to the Vice President, Mr. Medley, dated 17<sup>th</sup> October. This following his verbal resignation at the October 5<sup>th</sup> meeting. Mr. Thompson will step down from his position as President and leave the Board after the 2018 Annual Meeting. Mr. Thompson was thanked for his eight years of service to the community.

### **Secretary's Report:**

The October meeting minutes were reviewed, and it was noted the ATWAM did not pass for the final approval. Discussion followed. A motion was made to add Mr. Thompson's suggested wording from his email dated October 17<sup>th</sup> which carried 3-2. The minutes were approved as amended.

### **Treasurer's Report:**

Total assets for the Master Association as of September are \$560,938.03. The Income Statement Budget Performance report and supplemental financial information was reviewed. A new CD was purchased (157RES) for 18-months at 1.5%. A motion was made to authorize Mr. Juarez to reinvest two upcoming expiring CD's in December and January; which carried 5-0. It was agreed to review the 2017 financial status at the Annual meeting to determine the Reserve contribution for the year.

The **Aged Receivables** report was reviewed with payment updates.

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

The water usage spread sheet was reviewed. Updated numbers for October were provided which showed \$61,740.03 for the year.

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.**

A new document was created that combined the current projects and what is planned out for the next 3-years. The initial draft showed an estimated total cost of \$504,486.00 over four years. Work will continue to refine the list.

The monthly lawn care report was reviewed.

**Old / New Business:**

Mr. Medley reviewed the 3<sup>rd</sup> draft of the 2018 Budget. Discussion followed with a review of each line item and discussion on Reserve funding. A motion was made to approve the budget with a \$35 per year increase which carried 5-0. Mr. Patterson briefed the Board on updates he obtained from the City regarding the proposed stormwater enterprise fee and what financial implications may result. Pricing and options for updating the Reserve Study were discussed. It was agreed to obtain a bid for the SmartProperty SAAS reserve management program and obtain online access for a demo.

Mr. Medley reviewed the 3<sup>rd</sup> draft of the 2018 Alpine Glen Budget. Discussion followed. A motion was made to approve the budget which carried 5-0.

The Outstanding Topics – Survey Information list was reviewed with three items being completed.

The 2017 Survey – Recommended Actions list was reviewed with 17 items being completed.

The President of LaBellezza at Peregrine HOA submitted a response regarding the snow removal assistance plan and inquired if the sidewalk along Dutchrock Road could be added. He further stated that the Waiver Agreement only provided for the primary sidewalk along West Woodmen Road. Discussion followed. A motion was made to keep the waiver wording as is without modification. The motion carried 5-0.

A draft of the October Fast Facts email was reviewed and approved as submitted.

A draft of the Board of Directors Election reminder email was reviewed and approved as submitted.

The Annual Meeting agenda was discussed and there was concern for the time allotted for the meeting. Changes were noted. It was agreed the N2 Publishing presentation would have to be cancelled. Mr. Juarez agreed to contact Mr. Daily of N2 Publishing to inform him of the decision.

There being no further business, the meeting was adjourned at 9:38 p.m.



Derek Patterson  
Property Manager