

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
April 5, 2018

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

Andrew Bird	President
Dane Juarez	Vice President
Jim Richards	Secretary
Jim Medley	Treasurer
Michelle McArthur	Director at Large
Rich Poturalski	Director at Large
Lynne VanArsdale	Director at Large
Derek Patterson	Z & R Property Management
Kristie McKitterick	Balanced Bookkeeping

The Board of Directors and 16 Peregrine residents in attendance introduced themselves.

Sub-Association Meet & Greet:

No Sub-Association Board members were present.

Owner Forum / Hearings:

A hearing had been scheduled for 2995 Angelbluff Court for failure to remove personal property on site with considerations for financial assessments and other enforcement actions. The owners responded telephonically and in writing to confirm all items noted in the violation had been removed. No further action was taken.

President's Report:

Mr. Bird reviewed recent activities in the community and general updates. Of particular note was the community email to distribute the 3-year landscape plan.

Secretary's Report:

Mr. Richards reviewed the updated 12-day process for review and approval of HOA board meeting minutes.

Treasurer's Report:

Total assets for the Master Association as of February were \$895,003.70. It was noted that total expenses for the month of February and year-to-date were favorable to budget. Also noted there

was a \$345 contingency expense in the month for unbudgeted winter watering. The balance sheet remains strong.

Alpine Glen financials were reviewed noting that there were no expenditures during the month of February.

The Aged Receivables Report was reviewed along with current updates.

Manager's Report

Mr. Patterson reviewed the monthly activity spreadsheet to include inspections, general violations, ARC approvals and extra duty/private security patrol schedules. It was noted that the timing of security patrols by CSPD can be modified on request with a 30 day lead time.

Other reviews included the water usage spreadsheet, the 3-year Project List and the monthly lawn care report.

The wildfire mitigation project between W. Woodmen Road and Sawback Trail was completed.

Old / New Business:

Mrs. VanArsdale discussed website and email security options. After discussion, a motion which carried 7-0, was made to pursue security enhancements for HOA email and electronic media activity.

Mrs. McArthur reported 27 of the 30 responses to adopt an Alpine Glen Committee charter were in favor of the project.

Mr. Bird discussed the 3-Year Project Plan and opened the floor for a community question and answer period.

It was agreed to update the W. Woodmen Road tree installation project and issue an email alert with the new plan. The approval of a contractor bid was tabled until the May meeting.

Mrs. VanArsdale was excused for another appointment.

Four bids each were reviewed for updating the Juniper Jungle #2 area, the Alpine Glen "outer" upper entry mulch beds and the two mulch beds on W. Woodmen east of Edenderry. After discussion, a motion was made to approve all three projects with ULS as the selected bidder, which carried 6-0. The approved budgets include: \$13,433 for the Juniper Jungle #2 area, \$11,339 for the Alpine Glen "outer" upper entry mulch beds and \$12,529 for the two mulch beds on W. Woodmen east of Edenderry.

A bid for installing two new raised flower beds at the west entry to Peregrine (one each at the Peregrine sign and the Orchard Valley sign) was reviewed. After discussion, a motion was made

to approve the project as submitted with ULS as the successful bidder, which carried 6-0. The cost of this project is not included in the \$90,000 landscape architecture rejuvenation plan. The approved budget for this project is \$3,600.

There was discussion concerning the Orchard Valley Rejuvenation Project where multiple bids were received and all were above the budgeted expense. The project will continue by reducing the scope of work to bring the cost down, with plans to email the revised bids as soon as possible for an email vote.

The updated draft Landscaping and Covenant Compliance Committee charters were reviewed with minor changes made. After discussion, a motion was made to adopt both charters which carried 6-0.

The draft Safety & Security and Alpine Glen charters were reviewed. After discussion, a motion was made to forward both charters for legal review which carried 6-0.

Mrs. McArthur discussed current pricing and event costs for the two proposed summer concerts, to include bands, food, etc. A formal budget will be created for further review. Due to financial considerations, there is a strong possibility we will only hold one event this year.

A bid was reviewed for the preparation of a landscape design for the Juniper Jungle #2 area (new center rock berm, corner landscaping and new bench/walking path location). After discussion, a motion was made to approve the bid which carried 6-0.

A request was submitted to the ARC for a standalone steel locking mailbox unit. The ARC suggested the unit be enclosed with the matching stone or wood styles used throughout the community. A motion was made to reiterate the unit must match the neighborhood mailbox standard of enclosed in wood and could not be installed without being enclosed. The motion carried 6-0.

The Outstanding Topics & Recommended Survey Action lists were reviewed.

There being no further business, the meeting was adjourned at 7:41 p.m.



Derek Patterson
Property Manager



Jim Richards
HOA Secretary