

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
May 3, 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 Medley	Treasurer
	Jim Richards	Secretary
	Michelle McArthur	Director at Large
	Derek Patterson	Z & R Property Management
	Kristie McKitterick	Balanced Bookkeeping
Excused Absence:	Rich Poturalski	Director at Large

The Board of Directors and members present introduced themselves.

Owner Forum:

The owner of 8410 Sibari Court provided information on the status of recent ARC projects and it was noted a Hearing will be called for the June meeting. Dane Juarez, as chair of the Covenant Compliance Committee, agreed to meet with the owner in the next week to discuss and clarify the issues for the Board in preparation for the June Hearing.

President's Report:

Mr. Bird discussed the status of the newly formed Committees, he thanked the Board members for their hard work this year, The Sanctuary Sub-Association question about vacant lot dues was resolved, the October Board meeting will be moved to October 1st (Monday), he reiterated the action taken without a meeting voting process, he notified the members of Mrs. Van Arsdale's resignation and provided updates on the upcoming Town Hall and Peregrine Life articles.

Secretary's Report:

Mr. Richards reviewed four Action Taken without a Meeting email votes with all passing unanimously: 1) Approving the Landscaping Committee members, 2) Approving the April minutes, 3) Approving the Safety & Security Charter and 4) Approving the Orchard Valley Rejuvenation bids.

Treasurer's Report:

Mr. Medley reviewed the financials for the PMA noting that total assets as of the end of March 2018 were \$857,330.78 including reserves of \$429,187.70 or 50.1% of total assets. There were no major variances from budgeted expenses year-to-date although contingency expenses of \$1,925 in March included further winter watering and an engineering study for identified erosion control projects.

Alpine Glen financials were distributed to members present from that community and it was noted there were no expenses incurred in the month and year-to-date the only expenses incurred were in January for pest control and repairs to the perimeter stucco wall.

Financials for the Pere-green Wildcat Garden and Angelstone Street were also reviewed noting that there have been no expenses incurred by the Garden year-to-date and less than \$100 for snow removal incurred by Angelstone year-to-date.

The Aged Receivables Report was reviewed and it was noted that as of the end of April all receivables are current or on an approved payment plan.

Committee Reports:

Mr. Juarez reviewed the May Covenant Compliance Committee report. A motion was made to appoint three members which carried 5-0 in favor. A question and answer session was held.

Mr. Richards reviewed the May Landscaping Committee report. A handout of current projects was reviewed along with actual or estimated costs.

The West Woodmen Road tree installation project was discussed and due to concerns from residents of Blodgett view interruptions, the plan to plant trees across from the BPOS parking lot area has been deferred until consensus on a planting plan can be reached. An alternate plan of updating the Association Common Areas at Sawback Trail and West Woodmen Road and a new park bench location were detailed. After discussion, a motion was made to authorize up to \$13,200.00 to have these three areas updated (per the plans). The motion carried 5-0 in favor. The decision of which items are to be completed would be at the discretion of the Landscaping Committee.

Mr. Bird noted that the approved 3 Year Plan projects for 2018 totaled \$88,898 of the \$90,000 budget. It was agreed to place the Juniper Jungle #2 bench and landscaping project and the erosion repair on Edenderry Drive and W. Woodmen Road on hold until further notice.

Mr. Peterson reviewed the May Safety & Security Committee report. A motion was made to appoint four members which carried 5-0 in favor. A question and answer session was held with emphasis on Peregrine Secure and Peregrine Aware.

Mrs. McArthur reviewed the May Alpine Glen Committee report. A motion was made to appoint five members which carried 5-0 in favor. A question and answer session was held.

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

The water usage spreadsheet was reviewed.

The monthly activity spreadsheet was reviewed to include inspections, general violations, ARC approvals, extra duty and private security patrol schedules.

The 3-Year Project List was reviewed.

The monthly lawn care report was reviewed.

The Initiatives and Prioritization list was reviewed with an updated version as a handout.

Old / New Business:

Mr. Patterson reviewed a new “contact the Board” process using the website. At this time the current email addresses will be kept. It was agreed to put the update live on the website.

Mrs. McArthur updated the Board on the July concert event and reviewed a budget handout. A motion was made to set the budget at \$3,060.00 and only have one concert for 2018. The motion carried 5-0 in favor.

The landscaping design for the corner of W. Woodmen Road and Kittridge Ave. was reviewed. A bid for the landscaping at the corner of Kittridge and Woodman will be obtained to determine the initial proposed budget. The rest of this landscape proposal which included irrigation reduction measures of replacing the sod under the trees at the rear of the area with rock was previously approved in the April meeting.

Mr. Burich, President of The Sanctuary at Peregrine HOA made a presentation of suggestions for the Board as shown in an email dated April 23rd.

The Outstanding Topics & Recommended Survey Action lists were reviewed. The remaining items will be assigned to each respective Committee for further action and completion.

An email alert will be issued seeking volunteers for the vacated Board position with plans to appoint the position at the June meeting.

The Board met in a closed session to discuss the process to fill the open position.

Hearings:

A hearing was held for 2995 Angelbluff Court and the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for continued overnight parking violations. The owners did not respond. Documentation was reviewed. A motion was made to impose the initial fine and any future parking violations would result in an immediate \$100 fine per violation until December 31, 2018. The motion carried 5-0.

There being no further business, the meeting was adjourned at 7:57 p.m.



Derek Patterson
Property Manager