

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
June 7, 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
Rich Poturalski	Director at Large
Kim Sannes	Director at Large
Derek Patterson	Z & R Property Management
Kristie McKitterick	Balanced Bookkeeping
Excused Absence: Michelle McArthur	Director at Large

As the first order of business, Mrs. Kim Sannes was unanimously approved by a vote of 5-0 to fill the heretofore vacant seventh Board position as a Director-at-Large. Mrs. Sannes volunteered to serve on the Board for a term, which expires in 2019.

Mr. Poturalski reviewed the Safety & Security Committee report. A number of safety and security topics were discussed to include overnight parking violations, theft from homeowners garages and parked vehicles at Blodgett Peak Open Space and potential solutions to address each of the issues. Planning and research are ongoing for an initial budget in conjunction with any forthcoming/proposed solutions. Mr. Poturalski was excused at 6:30 P.M. for another appointment.

Hearing(s):

A hearing was held for 8410 Sibari Court with consideration of fines (initial \$100 assessment + \$100/day) and other enforcement actions to commence on the April 29, 2018 compliance date specified in the hearing notice dated May 10, 2018 for not removing a wire fence adjacent to the rear patio. A larger-than-approved dog run and proposed lower-level deck addition were also discussed. The owner was present. A question and answer period followed citing six areas of concern with the rear yard. Consensus on the resolution of the concerns could not be reached. The Board offered to work with the owner for another 2-week period to reach an agreed resolution on all six areas of concern. It was agreed to place the hearing and initial/daily fines in abeyance during the 2-week resolution period. In the event an agreement is reached, the Board will waive all fees. If not, the initial \$100 assessment + \$100/day will be charged retroactively from the April 29, 2018 compliance date. The owner, one Board member (a second Board member volunteered if needed) and Mr. Patterson were given the task to

seek resolutions and completion dates for all six items. The hearing will be reconvened at the July Board meeting.

President's Report:

Mr. Bird discussed the status of several landscape enhancements under way and specifically recognized the Orchard Valley Road rejuvenation work. Other projects will commence shortly and should be completed by the end of June. Mr. Bird noted efforts going forward will focus on irrigation operations and water conservation. Also noted were a recent meet and greet between members and spouses of the Peregrine and The Sanctuary Boards. Lastly, there are erosion concerns by La Bellezza residents regarding drainage from the uphill neighbors and hillside.

Secretary's Report:

Mr. Richards reviewed an Action Taken Without A Meeting (ATWAM), specifically a unanimous email vote to approve the May PMA meeting minutes.

Treasurer's Report:

Mr. Medley reviewed financials, noting total assets for April were \$823,767.08 including reserves of \$425,894.18 or 51.7% of the total assets. The Expense Exceptions/Variations Spreadsheet was reviewed. A motion was made to update the signature cards for the Wells Fargo and ENT accounts where only Mrs. McKitterick and Mr. Medley are authorized signers. The motion carried 5-0 in favor.

Alpine Glen financials were distributed to members present from that community. The Aged Receivables Report was reviewed.

Mr. Medley reviewed information relating to a request from an owner with two residential lots to only pay assessments for one, noting the two lots were administratively combined for a tax reduction but not officially re-platted. Discussion ensued noting any owner who wished to combine lots must seek Association approval. It was also pointed out that even if Sub-Association lots and an Assessor Office tax combination occurs, that in itself does not officially combine two lots into one. Mr. Patterson will inform the requester of the decision.

Mr. Bird asked Mr. Medley to lead negotiations on the Bestway contract renewal, which expires in September 2018. The existing annual increase clause was discussed as a key area for negotiated change.

Mr. Bird also asked Mr. Medley to project the approximate financial positions of the PMA at the end of 2018, enabling early planning of 2019 projects and assessment dues.

Committee Reports:

Mr. Tom Farrell reviewed the Alpine Glen Committee report.

Mr. Juarez reviewed the Covenant Compliance Committee report. A question and answer period was held on violations and possible articles for the Peregrine Life magazine.

Mrs. McArthur submitted a written report and budget expense listing for the upcoming Music in the Park event.

Mr. Richards reviewed the Landscaping Committee report. A handout was reviewed addressing a cost analysis to remediate winterkill spots in the Orchard Valley Road area. A detailed review of proposed remediation methods, pricing options and potential success rates for two different landscape contractors was discussed. It was decided to adopt the proposal of a new contractor as a test case to observe the success of an alternative seeding process. A motion was made to approve the bid from Weisburg Landscape Maintenance, which also included completing an irrigation map for the remediated area. The motion carried 5-0 in favor. Mr. Juarez requested that the winterkill spots along Woodman Road be addressed after the test case is completed.

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. Owner responses to notices were reviewed.

The 3-Year Project List was reviewed.

The Monthly Lawn Care Report was reviewed.

The Initiatives and Prioritization List was reviewed.

Old / New Business:

An Alpine Glen homeowner requested two trees in the Common Area along Orchard Valley Road be replaced. Current photographs were reviewed and the trees look healthy. A motion was made to deny the request, which carried 5-0 in favor.

There was discussion on the Association Communication Policy and it was reiterated that two of the three designated members (Andrew Bird, Jim Richards & Dane Juarez) need to review and approve announcements, emails, Nextdoor posts or replies, and website changes.

Mr. Bird briefly reminded the members present of the upcoming Town Hall meeting on July 12.

There was discussion concerning homeowners installing artificial turf within the PMA boundaries. There are 3-4 homes that currently have a small areas of artificial turf installed, however current PMA regulations do not address this type of installation. The

current options for grass were discussed and it was agreed to allow this type of turf. A sample rule addressing artificial turf installation was reviewed. The proposed rule will be reviewed by the ARC for input and submitted to the Board for final approval and inclusion in the Rules and Regulations at the July meeting.

There being no further business, the meeting was adjourned at 9:03 p.m.

A handwritten signature in black ink, appearing to read "Derek Patterson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Derek Patterson
Property Manager

Jim Richards

Jim Richards
Secretary