

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes

Location: Fire Station 18

May 8, 2019

Mr. Bird called the meeting of the Board of Directors to order at 6:03 p.m. Present were:

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

Owner's Forum:

No questions or comments were submitted from the members present.

Hearing(s):

There were no Hearings.

President's Report:

Mr. Bird provided an update on the continued work of Parks & Recreation on the newly acquired 64-acre Blodgett Peak Open Space parcel. Much of the primary erosion work has been completed on the road section. Contractor are being sought to complete work on fencing and a car parking area, with a hopeful completion date of June 2019.

Development of the 2019 Peregrine Bi-annual Survey is progressing. Contributions of Board members were recognized. The document will be ready for release soon, the schedule launch date is May 23.

The annual Easter Egg Hunt was a great success with more than 125 participants.

Mr Bird provided an update on the proposed ADU development. City planning has confirmed that Planned Development Units (PDUs) are NOT included in the ADU Ordinance at this time. This contradicts previous information that stated all single family residential zoning would be included in the new ordinance. Peregrine is a PDU along with some other developments in the North of the City and at this time, Peregrine will not be affected by the current proposals.

In the event that the ADU Ordinance is amended in the future, Peregrine's CC&Rs also prevent ADU construction in Peregrine - these include building approval/standards and home size. Further communication from the Board will be distributed following the Council meeting later in the month.

Secretary's Report:

The April Board of Directors Meeting minutes were approved by an ATWAM (Action Taken Without a Meeting) email vote, 7-0 in favor.

Treasurer's Report:

Mrs. McKitterick reviewed the Association's financial status. Total assets for April were \$836,918.54, including reserves of \$390,346.25. A CD was renewed on 1 May with a 2021 maturity. A question was posed as to why some line items are over budget for the year (expensed in a different month than budgeted). A Board request was made to review the process on unfavorable variances by reviewing distribution timelines. The Expense Exceptions/Variations Spreadsheet and Alpine Glen finances were reviewed with no noted exceptions.

An update of the Aged Receivables Report was provided. It was noted the account which had a stolen payment in January will be given until June 10, 2019 to pay in full.

Committee Reports:

Mr. Juarez presented the submitted Covenant Compliance Committee Report (Attachment #1). It was agreed to prioritize the completion of the Z&R Service Level Amendment and finalize the new 2nd Notice Letter which combines the current second notice and third notice/hearing information to be reviewed by email and presented for approval at the June 12 Board Meeting. The Enforcement Working Group is evaluating the creation of 6 potential categories for fines.

Mr. Richards presented updates to the submitted Landscaping Committee Report regarding progress on project preparations (Attachment #2). The Board thanked Mr. Condon for his continued work and efforts on helping oversee the Common Area improvements.

Mr. Poturalski presented updates to the submitted Safety and Security Committee report (Attachment #3). Additional information was provided regarding a disclaimer for all Safety and Security communications, which include Peregrine Alert/Aware. After discussion the recommendation was made to keep the current name of the Safety and Security Committee. There was also discussion to evaluate whether or not a warning sign regarding a crosswalk on the uphill of the west intersection of Orchard Valley Road and Centennial is warranted.

Mr. Flanagan presented updates to the submitted Alpine Glen Committee report (Attachment #4).

Mr. Richards presented updates on the Friends of Peregrine Committee. A hand-out of four future volunteer projects was reviewed and approved 6-0 in favor:

1. Repair of the trail behind La Bellezza – accessible from W. Woodmen, Dutchrock, and Clayton Court. Access to one entrance off Vantage Pointe has been obstructed by boulders.
2. Annual plantings in front of Peregrine filing signs
 - A. Main east entry into Peregrine
 - B. Orchard Valley entry
 - C. Vantage Pointe
 - D. Northland
 - E. Rockledge
3. Capstone cleaning and painting on filing signs and fence posts
4. Weed removal in common areas

Mrs. Sannes presented updates to the submitted Communications Committee Report. There was continued discussion on how best to respond to an owner submitted email request through the website. Currently emails are sent to multiple Board members at the same time. It was agreed that one member would take ownership to respond, coordinate with other Board members who received the same query and copy all Board members when responding to the owner.

Mrs. McArthur commented on the very successful Easter Egg Hunt and provided updates to the upcoming Music in the Park (14 June) and Cinema in the Park (20 July) events.

Manager's Report:

Mr. Patterson reviewed the updated monthly activity spreadsheet including owner concerns, open ARC requests/concerns, ARC approval requests and their review times, inspection notices, watch list items, the number of hearings by month and extra duty / private security patrol schedules.

There was discussion on the status of the removal of two front yard dead Aspen trees at 2555 Dunfries Court. Owner responses in April were noted. A new compliance date of June 3, 2018 was set for removal.

The monthly lawn care report was reviewed with no noted exceptions. The common area irrigation system was activated on April 23.

An updated water usage spreadsheet was reviewed to include historical expenses (2010 through 2018) for irrigation repairs and irrigation reserve expenses.

It was agreed to remove old tree stumps in the common areas along Orchard Valley and W. Woodmen Roads.

Old / New Business:

There was discussion on holding an Association town hall meeting this summer. It was agreed to wait until the results of the survey were obtained to see if the meeting is warranted.

There was discussion on the current yearly trash contract and how residents can be added or removed from the service and payment options. A draft policy will be created for review in June.

The owners of 3225 W. Woodmen Road submitted a request to have a \$100 fine removed resulting from a hearing in April. Correspondence was reviewed. A motion was made to deny the request which carried 5-1 in favor.

Mr. Patterson and the Colorado Springs Fire Department (CSFD) are working to identify two common area tracts for wildfire mitigation this year, using a matching CSFD grant for funding. At this time, two tracts have been identified, totaling roughly 7 acres with a maximum contribution of \$9K for the Association. A new Stewardship Agreement with the CSFD was approved by the Board and signed by the President, Mr Bird.

The yearly schedule of Peregrine Life articles to be authored by Board members was reviewed with changes noted.

A request was made to see if chickens or bees were allowed in the community. The Board discussion included a review of Section 102 (b)(c) of the covenants. Neither chickens nor bees are permitted.

Mr. Bird discussed the uncertainty of the number of rental homes in the community. The Board is evaluating the best method to collect information regarding contact information for absentee owners and their renters. No further action was taken.

There being no further business, the meeting was adjourned at 8:11 p.m.

James L. Richards
Secretary

**Covenant Compliance Committee
Minutes 4/29/2019**

Members in Attendance: Dane Juarez, Cindy Lau, Steve Garcia and Beth Harrison

1. Steve Garcia presented his edits and enhancements for **#9 Recreation and Sports Equipment**. After some discussion the committee agreed on additional edits. The preliminary version will be distributed to the committee for review and approval at next meeting.
2. Beth Harrison presented edits to section **VII Signs and Other Displays**. After discussion and other edits preliminary changes were agreed to by the committee. The preliminary version will be distributed to the committee for review and approval at the next meeting. A question was raised about what types and the number of signs that can be shown over a weekend. The chair will confirm the policy with Derek Patterson.
3. Beth Harrison lead the discussion on **IV Landscaping Standards & Guidelines**. There was discussion on the differences between Standards and Guidelines. It was decided to create a Google Doc for the committee to review and edit before the next meeting. The Google Doc will include other sections of the R&Rs that pertain to landscaping.

The next meeting is scheduled for May 20, 2019

Dane Juarez
Chair – PMA HOA Covenant Compliance Committee
Vice President

Landscaping and Infrastructure Committee Report – May 2019

Committee Members: Jim Richards, Jon Gorski, Joan Tucker, Tony Condon, Pam Maier

- Jim Richards met with ULS (Gil Medina) to discuss irrigation startup and inspection. Startup was accomplished on 23 April. ULS has been inspecting damage to sprinkler heads caused by snow removal activities. These repairs are at ULS expense.
- Based upon irrigation startup, our request has been submitted for an onsite inspection of our irrigated common areas and the irrigation system itself. We are currently awaiting a response from Colorado Springs Utilities for an inspection date.
- Tony Condon will assist with outlining areas to be rejuvenated surrounding the city detention pond along West Woodmen and Orchard Valley Road. Once the boundaries are painted, we will send out a request for proposal to interested landscape vendors to submit bids for this work.
- Requests for proposals for mulch to rock conversions at Alpine Glen and the intersection of Vantage and West Woodmen (the 4-way stop) will be sent out shortly. Decorative rock samples are being evaluated for Vantage and West Woodmen.
- The traffic island on West Kittridge has been rejuvenated and the curb has been repaired. The work was accomplished by Lazo Landscaping and came in under budget. Tony Condon supervised the work that was accomplished.
- The corners at the north intersection of Edenderry and West Woodmen have been rejuvenated. The work was accomplished by Lazo Landscaping and came in under budget. Integrated into this project was our first effort to control erosion along a sidewalk using native boulders. Tony Condon designed the Edenderry corner layout, trimmed aging Juniper bushes and supervised the work that was accomplished.
- The deteriorated paint has been removed from the copper paneled Talon Ridge sign along West Woodmen. We're looking into a technique called "soda blasting" which could completely remove all paint from the sign, exposing the beautiful copper background. The cost and capability to accomplish this is currently under review.
- The repair of the North Valley sign has been completed. Deteriorated capstones were replaced, one ultra-large capstone was repaired and all capstones on both sides of the street were painted to preserve structural integrity. Intentions are to eventually paint all capstones throughout Peregrine for an aesthetic uplift and protection from the elements.

Jim Richards
Chair, Landscaping and Infrastructure Committee

**SAFETY AND SECURITY COMMITTEE
REPORT MAY 1, 2019**

The Safety and Security Committee submits the following activity and status report.

Members of the committee include Dan Burich, Lindsay Fenton, Rich Poturalski (committee chair), and Warren Peterson.

1. **Orchard Valley/W Woodmen Rd Crosswalk.** The final phase of the Orchard Valley and Woodmen Road project crosswalks and markings are complete. Also completed was the installation of ADA compliant crosswalks and markings at the Orchard Valley / Centennial intersection. Lane striping, as proposed by the recently retired traffic engineering manager, remains an open item.
2. **Alpine Glen Street Lighting.** Alpine Glen has asked for our support to install lighting at the Orchard Valley/Centennial intersection. We are working with the City Traffic engineering department to see what support we can get for this change given that the new ADA compliant crosswalks and markings have been completed.
3. **Safety and Security Suspicious, Criminal, and Vandalism Activity:** During the month of April, the trend continues with no significant incidents, activities, or reports affecting Peregrine resident's safety and security based on nextdoor.com postings or as presented on our local community crime map (RAIDS Online).
4. **Integrated Patrol Schedule.** The schedule coordinated last month with ASI and Z&R for CSPD off-duty patrols remains in effect. The CSPD Falcon Division expects to provide new schedule coverage beginning this month and no later than June with an emphasis on speeding.
5. **Disclaimer and Committee Designation.** At a recent CONO meeting, Altitude Law noted that by using the word "safety" (and by implication "security") someone can claim if they get hurt or robbed they can complain that the HOA did not make them as "safe" (and "secure") as the committee name implies. Given that, the PMA Safety and Security committee has developed a disclaimer to be used in all S&S communications. The proposed disclaimer is as follows:

DISCLAIMER: The Peregrine Master Association (PMA) and its individual HOAs and sub-associations strive to inform and educate residents and property owners with respect to safety and security issues. PMA's educational efforts do not guarantee the safety and security of any resident's or property owner's person or property. It is highly recommended that each resident or property owner assess his or her specific safety and security posture and take measures that will enhance the quality of their safety and security.

At this time, there is no action to rename the committee.

Report submitted by:

Rich Poturalski, Chair

Safety and Security Committee

Alpine Glen Committee (AGC) Report – May 2019

- **Revised AGC Charter.** Per discussion with Andy Bird, we have agreed to keep the current approved charter in place and use the recommended edits as Alpine Glen Committee operational guidelines to allow internal changes as required.
- **Crosswalk Installed.** The City of Colorado Springs installed the pedestrian crosswalk at the corner of Centennial and Orchard Valley on April 18th. We are awaiting updates on when they will install the street lighting at that corner to allay nighttime safety concerns.
- **Self-Help Projects.** Based on the April 10, 2019 project BOD approval, the first AGC Self-Help project is scheduled for May 11. It involves planting deer resistant and water tolerant plants in the two signage areas at the entrance of Alpine Glen Drive. Volunteers are being solicited. Waiver process is in place. Plants will be procured the week of May 6th.
- **Statement of Work for 2020 Landscaping Contract.** We are ready to assist with development of the 2020 Statement of Work for landscaping requirements to allow enough time for competitive bids. Recommend this be started NLT July 2019.
- **BBQ Planning Update.** The AG BBQ is planned for Saturday, May 11, 2019, 4-8 PM, following the neighborhood Self-Help Project planned for that day. Location is vicinity of the Lemmon's home on Sierra Pine Drive.
- **Budget.** No change from April. Alpine Glen continues to remain on track to execute the 2019 budget as planned. Additional Spring expenditures include assessment/repair of native area drip systems and funding of self-help projects.
- **Wall Stucco Repair Estimates.** We are awaiting an estimate from Quality Stucco for areas of the Alpine Glen wall that are spalling/crumbling. Their assessment was conducted on April 11, 2019. Additionally, CM Robinson is scheduled to conduct their assessment and estimate on May 7th. Two other companies have been contacted with no response. We are still looking to get a third estimate prior to making a contractor selection.
- **AGC Document Access.** Detailed minutes of the AGC meetings and associated documents are assessable at https://drive.google.com/drive/folders/1F5J8NegeCoZQizr19_V-yCYlffKzsvMj?usp=sharing
- The next AGC Meeting is scheduled for 6PM, Sunday, May 5, 2019

Harry Flanagan
Alpine Glen Committee Chairman
HDFlanagan@aol.com
719-650-4099

Communications Committee – May 2019

- Completed final version on the 2019 Peregrine Survey. Push to Bd. Members for pilot test. Launch on May 23.
- Continued efforts by Andy and Derek in capturing those residents without email addresses so they can receive Peregrine Alerts and Aware notices. This is included in the survey to try and capture more emails.
- Continued enforcement committee work to create better and clearer communications within the enforcement process in Rules and Regulations documents. Creating a specific and reasonable fine schedule for violation categories.
- The 2019 Peregrine Life Article Schedule was distributed and Andy requested support from Board members in writing and submitting where there were gaps.
 - August (Poturalski –Community Awareness)
 - November (McArthur-Music in the Park)
 - December (Sannes – TBD topic)
 - July (Sannes – Deer feeding issue)

Kim Sannes
Communications Committee
Director at Large

Attachment #6

Easter Egg Hunt

What an amazing event! We had approximately 150 children at the event! All Easter Eggs were found and they had a bounty of candy and toys from the eggs. Total cost was \$ 440.40. A huge thank you to all the volunteers.

Music in the Park

The date has been set Friday June 14th, 6-8 p.m. Budget for the event is \$4775

We now have the contract from GrooveTones. They will require a canopy of some sort to help cover them.

I have the necessary paperwork for Parks and Rec and have confirmed that the cost this time for the permit is \$ 200.00, including electricity. Paperwork is in the process of being completed.

As of now I have received pricing from Dickies BBQ same cost as last year \$10.99 per person or \$11.99 per person including chips and tea or lemonade. I am also talking to the owners of Salsa Brava and several other restaurants and should have a decision this week.

I have contacted 4 of the 7 previous vendors so far and they want to attend again cost is \$75 plus a raffle prize

We have confirmed balloon twisting and face painting using the same people as last year. We will also have a Police Cruiser and a Fire Truck from Station 12 attending. Office Ausec is hoping to be the attending Police Officer and will bring along his SWAG for the kids.

As per last year we will do a potluck for desserts. Sign up genius to be issued nearer to the time. Kona Ice have also confirmed that they will attend

Cinema in the Park

The first ever "Cinema in the Park" event has been approved by the PMA HOA Board. The event will be held at Woodmen Valley Park on 20 July 19 from 7:45 P.M. until 10.00 P.M.

A permit request and noise hardship form will be completed and sent to City Parks and Rec.

The contract for the event has been signed with FunFlicks, 16587 Leyden Street, Brighton, Colorado. FunFlicks will provide all equipment, set-up and tear down. We provide the DVD/Blu-Ray Disc and electricity.

Intentions are to have community involvement in selecting the motion picture to be shown. A license fee will be required since the movie will be shown at a public venue.

We will be issuing options for the film via nextdoor and Mailchimp