

# *The Peregrine* Master Association, Inc.

Board of Directors Meeting Minutes  
Location: Fire Station 18 Community Room  
August 14, 2019

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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               |
| 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 Richards | Secretary               |

## **Owner's Forum:**

No comments or suggestions were submitted.

## **Hearing(s):**

A hearing was held for 8230 Loganwood Court with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to remove a dead Aspen tree. The owner did respond and asked for a September 4th compliance date. A motion was made to post the initial fine and grant the extension. If compliance is met, no additional fines will be posted. If compliance is not met, a new \$100.00/day fine will be imposed until such time compliance is met. The motion carried 6-0 in favor.

A hearing was held for 8010 Applestone Trail with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to make driveway repairs and landscaping restoration work. The owner did respond in writing noting several other items have been completed but he needs more time. A motion was made to place the initial fine in abeyance and provide a plan submittal date of September 2nd noting completion details for each item with both being completed by September 30th. If compliance is met, no fine will be assessed. If compliance is not met, the initial \$100.00 fine will be assessed. Additionally, a new \$100.00/day fine will be imposed beginning on September 2nd and it will continue until such time compliance is met. The motion carried 6-0 in favor.

A hearing was held for 3340 W. Woodmen Road with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for having a boat/trailer parked in the driveway for weeks. The owner did respond in writing and removed the boat. A motion was made to not impose the fine which carried 6-0 in favor.

A hearing was held for 2060 Orchard Valley Road with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to remove tree stakes. The owner did not respond; however, the stakes were removed in the week leading up to the Hearing. A motion was made to not impose the fine which carried 6-0 in favor.

## **President's Report:**

The City Council has not yet voted on whether to allow Accessory Dwelling Units (ADU) in single-family zoned areas. The expectation is that the vote may occur late this year. Peregrine is a Planned Development Unit(PDU) and ADUs will not be permitted within the current proposal.

The City Parks & Open Spaces has completed the interim parking lot on the 64-acre Tract above Centennial Blvd.

The Orchard Valley/West Woodmen Road restoration and repair project has been completed.

The Friends of Peregrine group conducted trail restoration work adjacent to the La Bellezza at Peregrine HOA.

The stucco wall repairs were completed at Alpine Glen.

Irrigation updates replacing aging and low efficiency heads with 300 new 6" heads to the sprinkler system along W. Woodmen Road are underway, and the Association has submitted documentation for CSU rebates.

The Peregrine Experience drone footage was completed, posted to peregrinehoa.com and announced to the community by email and Nextdoor.

The community survey analysis & report was finished, and the results will be published by email blast and Nextdoor this week.

Numerous tree stumps left after dead trees cut down were removed throughout the Common Areas.

More information is being sought on the Mt. St. Francis (Sisters of St. Francis) property being acquired by the Catholic Health Initiatives (CHI); with plans to transition the property to Centura Health over a 5-year period.

## **Secretary's Report:**

The July 10<sup>th</sup> Board of Directors Meeting minutes were approved as submitted, 6-0 in favor.

## **Treasurer's Report:**

Mr. Medley provided a review of the Association's financial status. Total assets for July 31<sup>st</sup> were \$686,034.72, with an operating cash balance of \$316,666.10 and a reserve balance of \$367,405.54. A question and answer period followed regarding Income Statement information. Financial reports were reviewed for Alpine Glen, Angelstone Street and Pere-Green Garden with no notable discrepancies. An update of the Aged Receivables Report was provided with no notable exceptions.

## **Committee Reports:**

Mr. Medley reviewed the projected year-end 2019 budget. Then he presented the draft 2020 Budget as submitted by the Budget Committee. A 4-page handout was discussed in detail. The budget provided for a \$20/year assessment increase, raising the 2020 assessment to \$420. The Alpine Glen, Angelstone Street and Pere-Green Wildcat garden budgets were reviewed.

A question and answer period followed. A motion was made to approve all 4 budgets as submitted which carried 6-0.

The Landscaping and Infrastructure Committee Report was reviewed (Attachment #1). It was noted the mulch to rock restoration on both sides of W. Woodmen Road to the south of Vantage Drive is being scheduled and the Filing Sign cap stone painting will be completed next weekend.

Mr. Poturalski reviewed the Safety and Security Committee Report (Attachment #2).

Mr. Flannagan reviewed the Alpine Glen (AG) Committee report (Attachment #3).

Mrs. McArthur presented updates on the Cinema in the Park event, which may be rescheduled to September after being postponed for inclement weather twice in August. The upcoming Turkey Trot and Kids Holiday Party were briefly discussed.

Mrs. Sannes reviewed the Communications Committee Report (Attachment #4). The initial meeting for the Community Coffee Chats program was discussed. Additional topics included article submissions to Peregrine Life and email alerts issued and their open/click-through rates.

### **Manager's Report:**

Mr. Patterson reviewed the updated Monthly Activity Spreadsheet which includes owner concerns, ARC approval requests/review times, monthly inspection notices/owner responses, the number of hearings by month, the number of 1st and 2nd violations notices issued each month, homes requesting more time, previous hearing status, new or possible hearings and the extra duty/private security patrol schedules. (9-pages)

An update was provided by the owners of 3225 W. Woodmen Road for their July 31<sup>st</sup> compliance date.

The monthly Lawn Care Report was reviewed with no notable exceptions.

The Water Usage Spreadsheet was reviewed. It was noted there will be \$16,765.00 in irrigation upgrades to incorporate into the yearly expense category.

### **Old / New Business:**

A request was made to have a new large tree installed in the Common Area along W. Woodmen Road. It was noted the budget does not allow for any new trees at this time, but some may be added in 2020.

A request was made to have two new trees installed in the east Common Area adjacent to Sierra Pine Drive (where 2 were removed earlier this year). It was noted there are five other mature trees in this smaller area and the Alpine Glen Group will consider the project for 2020.

A response letter issued to the owners of 3290 Blodgett Drive was reviewed regarding their request to appeal the decision which granted the rear yard dog run at 8410 Sibari Court. The appeal had no basis and was summarily denied. No further action was taken, as the matter is closed.

Mr. Juarez reviewed a handout for suggested updates to the Covenant Enforcement Policy. Lengthy discussion followed with new suggestions and/or changes being provided.

There being no further business, the meeting was adjourned at 8:38 p.m.

James L. Richards  
Secretary

## Landscaping and Infrastructure Committee Report – 12 August 2019

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

- The rejuvenation of the north and west edges of the retention pond along W. Woodmen and Orchard Valley has been completed with very positive reviews from local residents and many Peregrine homeowners driving by. The project also included removing the remaining juniper bed on the west side of Orchard Valley, converting mulch to rock and shrubs. This wrapped up the rejuvenation of the east entrance to Peregrine, undoubtedly adding visual impact and creating value for the neighborhood.
- A significant number of irrigation weaknesses and failures were repaired during the rejuvenation, which combined with expanded rock beds will reduce future water costs in this area. Following the final walk-through, there were a few minor fixes yet to be completed by Embassy Site Management. Four irrigation leaks, discovered in a single irrigation zone, will be repaired by ULS and be reimbursed by Embassy Site Management.
- Due to issues involving the professional completion of work in a timely manner around the retention pond, two contracts with Embassy Site Management have been cancelled. These projects are the mulch to rock conversion at the W. Woodmen / Vantage 4-way stop and the painting of an industrial coating on capstones along W. Woodmen. Vendor selection for both projects is in process with a target date of mid September completion.
- The metal Talon Ridge sign situated on W. Woodmen will be repainted by mid September.
- ULS has begun replacement of 300 sprinkler nozzles and heads to repair and standardize our irrigation infrastructure. This work is scheduled to be completed within the next two weeks.
- We have experienced five irrigation system water valve failures over the past couple of months. Although not completely unexpected for a 30-year-old infrastructure, the failure of five brass valves in such a short period of time is beginning to indicate an expensive trend if we are to accomplish first-class maintenance on existing infrastructure. Future budgets will need to take into account planned repairs, not ad-hoc fixes, on our aging irrigation equipment.
- Work continues on shaping the 2020 and beyond infrastructure and landscaping budgets. Repair and replacement of in-place, original equipment, infrastructure will begin to take precedence as we shape intended expenditures in the future.
- We are hoping for a positive response from the Peregrine community to develop a cadre of volunteers for projects that can be accomplished by willing participants to help defray future expenses. The first “volunteer” project was completed on 6 August to address erosion between Clayton Court and the La Bellezza property below.

Jim Richards  
Chair, Landscaping and Infrastructure Committee

**SAFETY AND SECURITY COMMITTEE  
REPORT AUGUST 14, 2019 (updated)**

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. Traffic Engineering Status: New residential sized stops signs have been installed at the Orchard Valley / Woodmen Rd crosswalk. In addition, Woodmen Rd is now marked at 35 mph throughout Peregrine except for a 20 mph cautionary speed limit when approaching Kittridge from the west (downhill) and reduced speed near Woodmen Roberts School.

Other items include:

- We have had several exchanges with the City on possible installation of street lighting at upper Orchard Valley and Centennial/Woodmen intersection and crosswalk. The City has not provided any status. Our contact is Sabrina Cotta. A request for status has been issued.
  - We are awaiting traffic monitoring data from the City Traffic Engineering department.
  - Safety and Security Inputs to the Peregrine biennial survey analysis and summary were provided which included recommendations for increasing the patrols. Included is a recommendation to solicit ideas from the community to help mitigate motorcycle speeding/noise.
  - At this time, we have no updated status for the painting of new striping for the crosswalk/3-way stop intersection.
2. Safety and Security Watch and Alerts: During the month of July, no significant criminal activity or police response was reported on line via the neighborhood crime map or on nextdoor.com. Three Peregrine Aware emails were issued in July: One to address school bus safety given the start of the new school year. Another was a reminder on the fire mitigation chipping program. A third was issued to address the new speed limit / traffic control signage along Woodmen Rd.

UPDATE: Due to vandalism of the park lawns in Peregrine, a Peregrine Aware Alert was issued along with a posting of a reward for any information on the perpetrators.

3. Flock Security System: Based on an input from Mr. Vird, the committee reviewed the subject system. At this time, our preliminary finding, is not to pursue this suggestion. However, we will take a second look at our next meeting. Driving concerns include: security, cost, and demand on association resources.
4. The next Safety and Security meeting is scheduled for August 30th. El Paso county Deputy Sheriff Clint Heckel will attend.

Report submitted by:  
Rich Poturalski, Chair  
Safety and Security Committee

Alpine Glen Committee (AGC) Report – August 2019

- **Self-Help Projects.** Phase II of the planting at the entry of Alpine Glen Drive was completed on July 13<sup>th</sup>. Nine residents participated. This was a continuation of the project started June 8<sup>th</sup> and the remaining three plants will be installed on our next Self-Help Day on August 10<sup>th</sup>. Additional work on that day will be the gathering and stacking of wood refuse for the CSFD Chipping Week.
- **BBQ Update.** The AG BBQ was held on Saturday, July 13, 2019, 4-8 PM, at the Lemmon's home on Sierra Pine Drive. 23 residents attended.
- **Budget.** Alpine Glen continues to remain on track to execute the 2019 budget as planned. We submitted our 2020 draft budget to Jim Medley on July 29. The draft was shared with the residents prior to submission with no comments received.
- **Wall Stucco Repair.** Repairs were started by Embassy Site Management on July 30<sup>th</sup>. We anticipate completion by August 8th.
- **Statement of Work for 2020 Landscaping Contract.** The draft Alpine Glen SOW was submitted to the PMA BOD on June 6th. We received the draft PMA SOW from Jim Richards and provided comments and recommendations on July 25th. We still recommend finalizing the overall SOW by summer end to allow enough time for competitive bids to make an award by year end.
- **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](https://drive.google.com/drive/folders/1F5J8NegeCoZQizr19_V-yCYlffKzsvMj?usp=sharing)
- The next AGC Meeting is scheduled for 6PM, Sunday, August 4, 2019

Harry Flanagan  
Alpine Glen Committee Chairman  
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719-650-4099

## Communications Committee – August 2019

### **Strategy: 'Community Building'**

#### **Communications Committee Activity:**

- Worked on Cover Letter/Email and Distribution of survey data to community - Andy to send email with link to survey on website Thursday, August 15
- Michelle and Kim discussed 'Community Coffee Chats'
  - Start October
  - Pikes Perk
  - 1st Saturday of the month
  - 10am - 11am
  - Open Forum
- Email Alerts sent to community

| <b>Date and Event</b>             | <b>Unique Opens</b>  | <b>Click-Through</b> | <b>Recipients - audience 1024; subscribers 1014</b> |
|-----------------------------------|--|----------------------|---|
| Aerial Peregrine Videos           | 355/35%  | 14.6%                |   |
| August Board Meeting              | 388/38%  | 2%                   |   |
| South Blodgett Open Space         | 500/49%  | 7.9%                 |   |
| Vandalism Notice                  | 540/53%  | 0%                   |   |
| Speed limit Reduction             | 572/54%  | 0%                   |   |
| Peregrine Aware School Bus Safety | 383/38%  | 0%                   |   |
| CSFD Wildfire Chipping            | 478/47%  | 7.0%                 |   |
| Cinema in the Park Notices        | Around 340/34% (increased as time went on/more notices sent) | 0%                   |   |

- August Articles:
  - Music in the Park, photos from the event – Michelle McArthur
  - Friends of Peregrine promotion/recruitment – Jim Richards/Jim Medley
- Upcoming September Articles:
  - Aerial Peregrine, photos selected from drone footage – Andrew Bird

Kim Sannes  
 Communications Committee  
 Director at Large