

THE PEREGRINE Master Association, Inc.

Board of Directors Meeting Minutes
Location: Fire Station 18 Community Room
October 9, 2019

Mr. Bird called the meeting of the Board of Directors to order at 5:30 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:

Questions were taken from the members present.

Sub-Association Meet and Greet:

Board members from The Villages at Peregrine HOA were present.

Hearings:

A hearing was held for 3225 W. Woodmen Road with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for reportedly running a business out of the home which is believed to be in violation of the Covenants, Section 102 (k) Use of Lots. The owner responded by email stating they do not run a business from their home, they only have business vehicles parked in the driveway. It was noted an owner can run a business out of the home unless there are concerns with any adverse external effect on the nature, perception, operation or ambiance of the Community as a first-class residential Community. A motion was made to place the fine in abeyance and more research will be conducted. The motion carried 6-0.

President's Report:

It was agreed to have a Board working session on January 8th to get organized for 2020.

Mr. Bird thanked all the Board members for their continued work and successes for the numerous Committee projects and events this year. It was noted the Covenant Enforcement and Orchard Valley/W.Woodmen Rejuvenation projects were very challenging. Mr. Medley and Mr. Richards were thanked for their service to the Board and the community as they will be leaving the Board next month.

So far there has been only one volunteer for an expiring term at the annual meeting. The annual meeting notice/invitation will be mailed tomorrow.

Secretary's Report:

The September 11th 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 September 30th were \$589,765.52, with an operating cash balance of \$239,965.32 and a reserve balance of \$346,612.29. A question and answer period followed regarding Income Statement information. Financial reports were reviewed for Alpine Glen, Angelstone Street and Pere-Green Wildcat Garden with no notable discrepancies.

An update of the Aged Receivables Report was provided with no notable exceptions. A motion was made to write-off twenty-seven balances less than \$1.00 which carried 6-0 in favor.

A motion was made to authorize Mr. Bird and Mrs. McKitterick to reinvest 2 CD's that will expire in February. The motion carried 6-0 in favor.

Committee Reports:

Mr. Juarez reviewed the Covenant Compliance Committee report and the Enforcement Working Group report (Attachment #1). The updated IX. Enforcement Procedures were reviewed, noting minor changes after legal review. It was noted two sentences will be added noting Attachments 6 and 7. Discussion followed. A motion was made to approve the policy which carried 6-0 in favor. There was discussion on the current assessment fine policy and how any active fines will be addressed, once the new policy is in force. A motion was made where any current fine or daily fine actions will remain on the old policy and any new Hearings that award fines after October 15th will use the new policy. The motion carried 6-0 in favor.

The draft rule update for III. ARC Review / Common Items 12. Yard Ornaments. was discussed with two options to consider. It was agreed to approve option #2 (4-2 in favor). Updates to Section III. ARC Review / Common Items. 9. Recreational and Sports Equipment. (two options to consider) were reviewed and placed on hold.

The Landscaping and Infrastructure Committee Report was reviewed (Attachment #2).

Mr. Poturalski reviewed the Safety and Security Committee Report (Attachment #3).

Mr. Flannagan reviewed the Alpine Glen Committee report.

Mrs. McArthur reviewed the Community Events report. It was noted more volunteers are needed for the Children's Holiday Party (December 14th).

Mrs. Sannes reviewed the Communications Committee report. Recent email alert statistics were reviewed with good open rates. Peregrine Life articles were discussed.

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.

The owner of 8005 Hedgewood Lane responded to the Hearing result letter and did not agree with the fine being imposed and they could not comply with the third compliance date. The violation was not corrected as of October 9th so a daily \$100.00 fine will begin until such time compliance is met.

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

The Water Usage Spreadsheet was reviewed.

Mr. Patterson briefly mentioned the recent City passage of the bear-resistant trash can ordinance. This will not impact the Peregrine community as the Rules already align with the timelines for taking out and removing totes.

Old / New Business:

The owners of 7673 Sierra Pine submitted more information and an updated list of local Colorado Springs homes with the new soffit lighting system installed.

There being no further business, the meeting was adjourned at 7:18 p.m.



Derek Patterson
Property Manager

Attachment #1

**Covenant Compliance Committee &
10/9/2019**

Members: Dane Juarez, Beth Harrison, Cindy Lau, Steve Garcia

Two sections of Rules and Regulations for approval:

1. Yard Ornaments
2. Recreation and Sports Equipment

**Enforcement Working Group
9/3/2019**

Members: Dane Juarez, Michelle McArthur, Dan Burich, Carolyn Hatcher, Kim Sannes

The Enforcement Procedures FINAL (attorney review) is submitted for approval.

Dane Juarez
Chair – PMA HOA Covenant Compliance Committee
Chair – Enforcement Working Group
Vice President

Attachment #2

Landscaping and Infrastructure Committee Report – 1 Oct 2019

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

- All 2019 projects have been completed. It has been a challenging yet rewarding summer to see the fruition of the rejuvenation of another large portion of our aging landscape.
- All paperwork has been submitted to Colorado Springs Utilities requesting a \$4,000.00 rebate on our irrigation bill in conjunction with the installation of new, standardized sprinkler nozzles and check valves. This installation completes the first phase of a multi-year program to replace deteriorated sprinkler nozzles with a standardized product to water more efficiently and ultimately reduce irrigation expenses.
- Our final project was completed in early September, the replacement of mulch with rock at the intersection of Vantage and W. Woodmen. Funding only allowed us to complete half of the intersection, with the other half being programmed for 2020.
- A large part of our efforts for 2020 will focus on fence maintenance, capstone preservation and continued irrigation infrastructure updates.
- The landscape maintenance contract is being negotiated to ensure all our requirements are met throughout the coming year. Unlimited Landscape Services (ULS) has done an exceptional job this summer season and we look forward to their continued partnership in 2020.

Jim Richards
Chair, Landscaping and Infrastructure Committee

PMA SAFETY AND SECURITY TEAM ACTIVITY REPORT
September 30, 2019

The Safety and Security Committee met on subject date. Attendees were: Dan Burich, Lindsay Fenton, and Rich Poturalski (committee chair). Warren Peterson was excused due to a personal schedule conflict.

S&S UPDATE:

1. **Streetlight Orchard Valley and Centennial/Woodmen Rd.** Mr. Poturalski is awaiting status from the Colorado Springs Innovation and Sustainability group. The intersection has been surveyed and markings have been put in place as to a potential location for the new streetlight. A new request for status has been sent to Mr. Ryan Trujillo who replaced Ms. Sabrina Cotta who was the innovation and sustainability analyst assigned to the project.
2. **Peregrine Aware Alert.** A Ford Edge was stolen from a local resident's driveway last month. It appears this may have been a theft using a fob scanner to detect and obtain the vehicles entry code. The resident told Mr. Poturalski in a private email exchange that the car was fully secured on the resident's driveway. It was also noted that less than 200 yards away was a white pickup truck with South Dakota plates that was reported as stolen. The CSPD was notified and is investigating. A Peregrine Aware Alert was issued to inform our residents. At this time, the car has not been recovered.
3. **Accidents at the New Three-Way Stop Sign.** A resident posted an item on Nextdoor.com stating that there have been five accidents at the new three-way stop since it was installed in November 2018. In response to our request, our Crime Prevention Officer, Chris Ausec, reported that there has only been one since it was installed: January 2019 (CFS 19018390). This information was passed by private message to the individual who originated the Nextdoor.com posting. The S&S Team agreed that no correlation could be determined between this accident and the installation of the three-way stop signs.
4. **Flock Safety.** The Flock Safety technology uses a stationary license plate reader and camera system to digitally record traffic passing by it. Such a system may be useful in both traffic management and crime prevention. Mr. Burich is investigating the utility and potential implementation of this technology and hopes to have his report completed shortly.
5. **City Traffic Engineering Data Analysis.** As of this report, the City's analysis continues. The Traffic Engineering Department liaison, Ms. Maren McDowell, will provide the analysis when it is completed.
6. **PHOA Annual Meeting with City of Colorado Springs City Traffic Engineer.** Mr. Todd Frisbee, manager and chief engineer for the Colorado Springs Traffic Engineering Department has agreed to attend the upcoming Annual Meeting on November 13th. We expect he will be available for Q&A.
7. **Security Patrols (ASI and CSPD).** The current schedule was provided. No comments/changes were provided by the team. There is concern regarding actual comparative pricing on patrol options. A request has been sent to Z&R management to include forecasted pricing for ASI and at least two other private firms and also for the CSPD and El Paso County Sheriff off-duty patrol services.

Report submitted by: Rich Poturalski, Chair
Peregrine Master Association
Safety and Security Team