

# *The Peregrine* Master Association, Inc.

Board of Directors Meeting Minutes  
Location: Fire Station 18 Community Room  
September 11, 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
	Jim Richards	Secretary
	Jim Medley	Treasurer
	Rich Poturski	Director at Large
	Kim Sannes	Director at Large
	Derek Patterson	Z&R Property Management
	Kristie McKitterick	Balanced Bookkeeping
Excused Absences:	Dane Juarez	Vice President
	Michelle McArthur	Director at Large

## **Owner's Forum:**

Questions were taken from the members present.

## **President's Report:**

The City finished installing a new sidewalk along West Woodman Road connecting the Orchard Valley ADA compliant sidewalk/crosswalk up to Woodmen Valley Park. This project extends the "safe" walking route across West Woodmen to the Woodmen Valley park, and results from our relationship building with Colorado Springs Public Works. The project estimated at \$170,000 was funded by the City.

The new Peregrine/Z&R Property Management contract has been finalized, replacing the existing 2006 contract. The contract is ready for signature/execution following Board approval.

The Covenant Compliance Process continues to evolve and has demanded a great deal of time from several Board members during the last month. Progress has been made, and the new process should gain Board approval for legal review subject to further discussion at this meeting. The goal of the Covenant Compliance Committee is to shorten the entire covenant compliance process, ensuring that homeowners resolve issues promptly before impacting neighboring streets, cul-de-sacs, etc.

The Landscaping and Infrastructure Committee is close to completing this year's projects including the first phase of seriously needed irrigation system upgrades eligible for a \$4,000 Colorado Springs Utilities rebate.

## **Secretary's Report:**

The August 14<sup>th</sup> Board of Directors Meeting minutes were approved as submitted, 5-0 in favor.

### **Treasurer's Report:**

Mr. Medley provided a review of the Association's financial status. Total assets for August 31<sup>st</sup> were \$650,599.08, with an operating cash balance of \$281,323.85 and a reserve balance of \$367,599.52. A question and answer period followed regarding Income Statement information. Financial reports were reviewed for Alpine Glen with no notable discrepancies. An update of the Aged Receivables Report was provided with no notable exceptions.

### **Committee Reports:**

In Mr. Juarez's absence, members of the Board & the Covenant Compliance Committee reviewed the report.

Mrs. Sannes on behalf of the Enforcement Working Group submitted an updated revision of Section IX, Enforcement Procedures. Discussion followed with changes being submitted. It was agreed that Mrs. Sannes would compile all updates and submit the document for legal review with plans to approve it at the October meeting. Mr. Patterson was instructed to engage legal advice with a limit of a \$250 for the project.

Regarding compliance, the Board reviewed proposed updates to Section III, Architectural Review/Common Items, including (9) Recreation and Sports Equipment, and (12) Yard Ornaments. Both sections were placed on hold while additional information is being sought.

The Landscaping and Infrastructure Committee Report was reviewed (Attachment #1). The members present thanked the Committee for its hard work this summer and the significant improvement in the appearance of several common areas. The east entrance of Peregrine was recognized to showcase Peregrine as a Premier Mountainside Community.

Mr. Poturalski reviewed the Safety and Security Committee Report (Attachment #2). A question was raised regarding future stop signs in Peregrine to include the Kittridge/Edenderry/Woodmen intersection and at the Blodgett/Woodmen/Marshall Sprague Park crossing. In response, Mr. Poturalski explained that the Committee and Board have not sponsored any initiatives with the City for additional stop signs. He further noted that his team is actively considering the installation of a speed check sign on W. Woodmen approaching Kittridge to help calm the traffic speeding through down the hill. This initiative is pending analysis for possible funding and installation by the City.

Mr. Flannagan reviewed the Alpine Glen Committee report (Attachment #3). Mr. Poturalski noted that the City appears to be making progress on the possible installation of a streetlight at the Centennial/Woodmen/Orchard Valley pedestrian crosswalk.

Mrs. Sannes reviewed the Communications Committee Report (Attachment #4).

Mr. Bird reviewed the Community Events report in Mrs. McArthur's absence. Of special note was the upcoming Cinema in the Park sponsored by Nursing and Therapy Services of Colorado (NTSOC) on the evening of Saturday, 14 September at Woodmen Valley Park.

## **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 monthly Lawn Care Report was reviewed with no notable exceptions.

The Water Usage Spreadsheet was reviewed. The significant rains we have had this summer have kept us under budget for irrigation expenses.

## **Old / New Business:**

The owners of 4025 W. Woodmen Road submitted a request to have a \$100.00 assessment fine removed with supporting documentation. A motion was made to remove the fine/fees which was seconded and carried 5-0 in favor.

The owners of 7673 Sierra Pine submitted a request for a soffit mounted LED lighting system, which would be left in place permanently. More information will be sought prior to any Board approved decision.

The owners of 2280 Shiprock Way submitted a request to extend their home painting deadline to February 2020. A motion was made to deny the request but allow them to paint the hail damaged side of the home only. The owner will be required to provide a contract by September 30, 2019 and have the work completed this year. The motion was seconded and carried 5-0 in favor.

Unlimited Landscape Services submitted their snow removal contract for 2019-2020. After review, a motion was made to approve it as submitted which carried 5-0 in favor.

There was discussion regarding the upcoming Budget meeting. In conjunction with that discussion, it was noted that Mr. Medley will not be running for another term and Mr. Richards will be relinquishing his seat on the Board. Mr. Bird has volunteered for another term. Mr. Bird thanked both Mr. Medley and Mr. Richards for their significant contributions.

The possibility of creating a handout for residents attending future Board meetings was discussed. The handout would include numerous items contained in the Board's meeting packet. Further input was solicited from the members present.

The new Peregrine/Z&R Property Management contract was submitted for renewal, with substantial updates to existing 2006 contract and all three new Attachments (A-C). After discussion, a motion was made to approve the contract with carried 5-0 in favor.

## **Hearing(s):**

A hearing was held for 2420 Vantage Drive with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to submit an ARC request and receive approval before beginning painting work. The owners were present and presented their response to the Board. Upon notification, the owners applied for and received ARC approval for the new color after starting the painting which will be completed by the end of September. A motion was made to not post the initial fine which carried 5-0 in favor.

A hearing was held for 8005 Hedgewood Way with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to paint their garage doors. The owners did respond by telephone. A motion was made to impose the initial \$100.00 fine and provide a final 3-week compliance date to complete the work. If compliance is not met, a new \$100.00/day fine will be imposed and continued until such time compliance is met. The motion carried 5-0 in favor.

A hearing was held for 8315 Lauralwood Lane with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to prune dead material in Aspen trees or remove the trees entirely. The owners did respond by telephone stating the work will be completed by 9-30-19. A motion was made to impose the initial fine and provide a final 9-30-19 compliance date to complete the work. If compliance is not met, a new \$100.00/day fine will be imposed and continue until such time compliance is met. The motion carried 5-0 in favor.

A hearing was held for 2030 Spirerock Path with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to remove a partially dead tree in the front yard. The owners responded by email and provided a signed contract to have the work completed with stump grinding (10-30-19 and 11-4-19). A motion was made to not impose the initial fine and provide a compliance date of 11-4-19 to complete the work. If compliance is not met, a new \$100.00/day fine will be imposed and continue until such time compliance is met. The motion carried 5-0 in favor.

A hearing was held for 2625 Himalaya Court with the consideration of an initial \$100.00 assessment fine, possible daily fines and other enforcement actions for failing to cover exposed irrigation lines, store a hockey goal and store personal items visibly placed behind the garage. The owner was present and stated he would address the irrigation lines and the storage items the upcoming weekend. The granite slab will remain until it is used for another project. The owner was asked to submit a variance request to keep the hockey goal on the side of the driveway. It is steel and very heavy which would not allow it to be moved/stored easily. Additionally, the owner's lot is open to the street on three sides, so shielding it from street view is not possible. Photographs were reviewed. It was agreed to grant a variance subject to immediate neighbor's approval and a requirement the unit's appearance must always be maintained. The variance will be revocable for any issues not immediately corrected. The request was granted 5-0 in favor.

There being no further business, the meeting was adjourned at 9:36 p.m.

James L. Richards, Secretary

Attachment #i

## **Landscaping and Infrastructure Committee Report – 3 September 2019**

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

- All of our 2019 Landscaping & Infrastructure projects will be completed this month. I think everyone would agree it has been well worth the time and investment to provide first-class maintenance to our in-place infrastructure. The projects include: (1) refurbishment/rejuvenation of a traffic island on W. Kittridge, (2) rejuvenation of the corners at the top end of Edenderry, (3) rock to mulch conversion at Alpine Glen, (4) North Valley sign capstone repairs, (5) Talon Ridge sign refurbishment, (6) rejuvenation of the edges of the retention pond along W. Woodmen and Orchard Valley, (7) mulch to rock conversion at the intersection of W. Wooden and Vantage, (8) industrial coating on designated capstones along W. Woodmen, and (9) the beginning of the refurbishment/standardization of our 30-year-old irrigation system. Self-help projects included the planting of flower beds at entrance signs and the beginning of a project to control erosion below Clayton Court toward the La Bellezza property below. We also contributed to a joint PMA/CSFD wildfire mitigation project.
- Also of significant note is the city initiative to install a sidewalk from the W. Woodmen / Orchard Valley intersection to Woodmen Valley Park. This will provide an extremely inviting entrance to our neighborhood.
- We are still working with Embassy Site Management to complete the minor fixes we agreed upon during the final walk-through for the retention pond project.
- ULS is scheduled on 4 Sep to begin the project to replace mulch with rock at the W. Woodmen and Vantage 4-way stop. One half of the intersection will be transformed this year and the other half will be completed next year.
- Work on all designated capstones to be sealed with a durable, industrial coating is complete. The Talon Ridge sign has been painted as well.
- The irrigation update is in the final stages of completion. This is an extremely important project to provide standardization of the irrigation system to enable us to use less water and irrigate more efficiently.
- Work continues on shaping the 2020 and beyond infrastructure and landscaping budgets. Although there are outstanding landscape improvement projects to be accomplished, repair and replacement of in-place, original equipment infrastructure will begin to take precedence as we shape intended expenditures in the future.
- We continue to solicit ideas from all residents regarding common area enhancements as we grow our Premier Mountainside Community!

Jim Richards  
Chair, Landscaping and Infrastructure Committee

## **SAFETY AND SECURITY COMMITTEE ACTIVITY REPORT AUGUST 29, 2019**

The Safety and Security Committee met on subject date. Attendees were:

Dan Burich, Rich Poturalski (committee chair), and Warren Peterson. Member Lindsay Fenton was excused due to a personal schedule conflict. Peregrine resident Clint Heckel also attended.

### **1. Proposed New Committee Member**

Mr. Clint Heckel participated in the committee meeting. He is a Peregrine resident and has experience with military and county agencies. The attending members (a quorum) voted unanimously to nominate Mr. Heckel to the Board for approval as a new Safety and Security Team member.

### **2. S&S Update**

New Sidewalk by Woodmen Valley Park Open Space. Mr. Poturalski will contact the City to gather input on this new project and forward any status information to the Committee and the Board for possible posting on the Peregrine website.

Streetlight Orchard Valley and Centennial/Woodmen Rd. Mr. Poturalski was contacted by the Colorado Springs Innovation & Sustainability group. The intersection has been surveyed and markings have been put in place as to a potential location for the new streetlight. A request for status and schedule has been sent to the city.

Woodmen Valley Park Lawn Vandalism. The team reviewed this act of vandalism. All agreed that the proposed reward for information was indeed the right step. Accordingly, we have received information regarding a female riding an ATV at the time of the vandalism. No further information is available at this time.

Three-Way Intersection Lane Striping. Mr. Burich described situations where three cars were stopped side-by-side at three-way stop at the Orchard Valley/W. Woodmen intersection. Two of the vehicles, one in the yellow striped lane and the other to the side attempted simultaneous left turns onto Orchard Valley causing a potential accident situation. The committee has sent requests including diagrams to the Traffic Engineer but has not received any status on the turn lane striping. Mr. Poturalski has sent a request the City Traffic engineering department for status.

### **3. Motorcycle Noise and Speed**

The team discussed potential actions and the focus of those actions regarding motorcycles on W. Woodmen Rd. It was pointed out by Mr. Peterson that the most significant issue was noise and not necessarily speed, though speed obviously is a factor. Mr. Heckel and Mr. Burich noted the challenges in identifying and apprehending violators of the City noise ordinance and Peregrine speed limits. Also discussed was the potential support and possible action of Peregrine residents in identifying offenders. The members rejected that option as it could create situational confrontations between riders and residents. Mr. Burich suggested a special traffic safety Town Hall featuring Commander Strossner and Traffic Engineer Scott Fribee.

Other options include the use of the **Flock Safety** monitoring/automated license plate reader (ALPR) technology and the use of signage to alert motorcycle riders of the noise and speed restrictions in our community. Such signage was judged ineffective. However, a trial case implementation of the Flock Safety system may be warranted. Mr. Heckel suggested that ALPRs can be effective in tracking down crime if supported by witness information that provides "cause". Effectiveness in identifying speeders is limited unless supported by captured speed and other identifying information. Mr. Poturalski has tasked Mr. Burich to take an independent look at the Flock Safety system and report back to the committee.

In response to the above, the team suggested reallocation of our ASI and CSPD patrols may help. For example, the use of daylight patrols over the summer seem to be a crime deterrent as the number of police response events have been cut nearly in half compared to last year. It was suggested that adjusting the ASI patrols to focus on the W. Woodmen track from the three-way stop to the Orchard Valley/Centennial intersection could help identify motorcycling patterns. Motorcycling pattern information would then be forwarded to the CSPD for more targeted monitoring of motorcycle speeding and noise. As an example, it seems that most nighttime motorcycling occurs between 9 and 11 pm. The proposed patrol loop would continue to include BPOS parking lot monitoring but not include patrolling every street in Peregrine. These recommendations are reflected in the ASI/CSPD schedule presented below.

#### **4. Security Patrols (ASI and CSPD)**

Proposed Schedule Change. ASI informed Mr. Poturalski that starting in October they will not be able to support two-hour daylight patrols due to resource limitations. Rather, they can support four-hour daylight patrols. Evening two-hour patrols are still available. Based on the committee's review a new ASI and CSPD integrated schedule has been provided to Z&R to implement for the period October through November. This includes a new patrol routing plan.

5. The next Safety and Security meeting is tentatively scheduled for September 27<sup>th</sup>.

Report submitted by:

Rich Poturalski, Chair

Safety and Security Committee

Alpine Glen Committee (AGC) Report – September 2019

- **Self-Help Projects.** Our third, and final 2019 Self-Help Saturday was conducted on August 10<sup>th</sup>. Work consisted of final entry planting, removal of 200+ mullens and gathering of brush for the CSPD Chipping Event.
- **Wall Stucco Repair.** Repairs were completed on August 7<sup>th</sup>. There are some areas still needing corrective action. Embassy management has been notified.
- **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. As of August 27<sup>th</sup>, Jim is working on edits. We still recommend meeting and finalizing the overall SOW by early October to allow enough time for competitive bids to make an award by year end.
- **Alpine Glen Annual Meeting.** The AG Committee is planning for a neighborhood annual meeting on December 8, 2019, following the PMA Annual Meeting in November. Intent is to provide a summary of the PMA Annual BOD Meeting to Alpine Glen residents who may have missed the annual meeting, present the Alpine Glen 2020 final budget, and provide an opportunity for residents to share any ideas, feedback and/or concerns related to Alpine Glen.
- **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, September 8, 2019

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