

The Peregrine Master Association, Inc.
General Membership Meeting Minutes
November 13, 2019

Mr. Bird called the General Membership Meeting of The Peregrine Master Association to order at 6:00 p.m. Present were as follows:

Andrew Bird	President
Dane Juarez	Vice President
Jim Richards	Secretary
Jim Medley	Treasurer
Michelle McArthur	Director at Large
Rich Poturalski	Director at Large
Kim Sannes	Director at Large
Derek Patterson	Z & R Property Management
Allyson Niehus	Z & R Property Management
Kristie McKitterick	Balanced Bookkeeping
Todd Frisbie	City Traffic Engineer
Don Knight	City Councilman – District 1
Ashley Whitworth	Colorado Springs Fire Department

Homeowners present: A total of ninety-five (95) homes were represented: forty-three (43) by direct mail-in ballot, one (1) proxy and fifty-one (51) homes in person. A quorum was present [51]. Mr. Patterson, Mrs. Niehus and Mrs. McKitterick conducted roll call. The total audience was in excess of 100 residents.

Mr. Bird introduced the Board, Mr. Patterson, Mrs. McKitterick and the guest speakers. He further thanked the Board and all Committee members and other volunteers for their hard work and success this year.

Mr. Frisbie presented the results of a city-sponsored, independent traffic study executed on July 25 & 27, 2019, observing traffic in Peregrine. A 30-minute question and answer period followed.

Mr. Knight addressed questions from audience members on numerous topics. Mr. Knight and Mr. Frisbie then met with residents individually during the meeting for other concerns.

Mr. Bird presented the **2019 President's Report provided in** a 24-page meeting handout and projected visually onto a large screen. The report will be made available at peregrinehoa.com/annual-meeting.

A motion was made and carried to waive the reading of the previous year's meeting minutes and approve them as submitted.

Mr. Medley presented the **2019 Treasurer's Report**. The 2020 budget was reviewed in detail. There were no questions from the audience.

Mr. Bird conducted the **election** for two (2) Board member positions. The floor was opened for nominations and there were none. Mr. Bird introduced himself, stated he would serve another term, and was elected by acclamation to serve another 3-year term. The Board will appoint the open position.

Mr. Poturalski presented information for the Safety & Security Committee (reviewing details from the 24-page handout).

Mr. Juarez presented information for the Covenant Compliance Committee (reviewing details from the 24-page handout).

Mr. Richards presented information for the Landscaping & Infrastructure Committee (reviewing details from the 24-page handout).

Ms. Whitworth provided information on the 2019 community chipping event. 181 homes participated, which generated 23.4 tons of combustible material being removed and a total of 59.73 acres being mitigated on individual lots. It was noted many homes did not sign up for the event however placed material curbside (53 homes). All residents "must" contact the Fire Department to sign up for any items to be chipped for future events.

Residents can submit to the Fire Department any mitigation work they did during the year, such as roof replacement, deck replacement with synthetic material, gutter cleaning, any contractor mitigation work, etc.

The Fire Department also completed three (3) wildfire mitigation grant projects on Edenderry Drive [1.37 acres], Loganwood Court [4.26 acres] and Sawback Trail [1.15 acres].

There being no further business, the meeting was adjourned at 7:54 p.m.



Derek Patterson
Property Manager