

THE PEREGRINE Master Association, Inc.

Board of Directors Meeting Minutes

Location: Telecommunication due to Covid-19 Safer at Home Order

May 13, 2020

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
Kim Sannes	Secretary
Michelle McArthur	Treasurer
Rich Poturalski	Director at Large
Jim Richards	Director at Large
Derek Patterson	Z&R Property Management
Kristie McKitterick	Balanced Bookkeeping

Harry Falangan was present from the Alpine Glen Committee

Owner's Forum:

No questions or suggestions were submitted for review.

Hearings:

There were no Hearings.

Mr. Poturalski was excused for another appointment. He rejoined the meeting later to give his report.

President's Report:

Mr. Bird reviewed a one-page report which summarized future Board Meeting locations associated with Covid-19, fire station 18 is not available before the end of June. Confirmed that the Peregrine Life Magazine is closing down and the last issue will be published shortly via email. The Spring Fling Photo Contest is proving to be a success with great photos published, and many residents enjoying the photos as the gallery expands. The City's efforts to finalize road repairs and cleanup on W. Woodmen Road between Sawback Trail and Needlegrass Lane will commence this week. Updates on promotional efforts with the Friends of Peregrine Parks & Open Spaces, and information on Storm Water fees and new Tracts billed by the City in 2020 were reviewed. The introduction of Little Libraries which have been successfully installed in many neighborhoods nationally was discussed. The board continues its focus on Community Building efforts and future Board and Committee recruitment.

Secretary's Report:

The April 8th minutes were approved by an Action Taken Without a Meeting email vote, 6-0 in favor.

Treasurer's Report:

Mrs. McArthur provided a review of the Association's financial status. Total assets for April 30th were \$811,067.78, with an operating cash balance of \$373,052.91 and a reserve balance of \$359,939.04. A list of year to date account variances was reviewed.

Finances for Alpine Glen and the Angelstone Street accounts were reviewed. A question and answer period followed.

The Aged Receivables Report was reviewed.

Committee Reports:

The Landscaping and Infrastructure report was reviewed (Attachment #1). A special thank you to Tony Condon and Terri Winter for planting Marigold flowers at East entrances to Peregrine. Irrigation upgrades and component standardization are continuing for the Orchard Valley Common Areas.

The Communications report was reviewed (Attachment #2).

The Community Events report was reviewed (Attachment #3). All May and June events are on hold until further notice. 2020 graduation "congratulations" banners will be displayed for our members in the community at the East and South entrances to Peregrine.

The Alpine Glen report was reviewed (Attachment #4). A resident wished to join the Committee but is renter not Alpine Glen homeowner. A motion was made to grant a waiver to the existing charter which would allow him to join. The motion carried 5-0 in favor. Rich Poturalski was absent from the vote.

The Covenant Compliance report was reviewed (Attachment #5).

Updates were submitted for Section III. Architecture Review / Common Items bullet #9 (Recreational, Sports Equipment and Toys). Discussion followed with a minor addition to paragraph four. A motion was made to approve the update as amended. The motion carried 5-0 in favor. Rich Poturalski was absent from the vote.

The effective date for the amended clause that follows will be June 30, 2020:

9 Recreational, Sports Equipment and Toys. *All recreational and sports equipment (i.e., trampolines, basketball units, swing sets, soccer nets, hockey goals, etc.), both permanent and portable, are required to be approved by the ARC for design, size and placement prior to installation. All recreational and sports equipment should be placed to minimize its visual impact from adjacent properties and the street.*

Recreational and sports equipment should be located in rear yard areas and set back a minimum of ten feet (10') from property lines so as not to create an undue disturbance on neighboring properties. Recreational and sports equipment, to include any supports, shall be of muted, earth tone colors (or other colors approved by the ARC) and shall not exceed twelve feet

(12') in height at grade unless otherwise approved by the ARC. Portable recreational and sports equipment used for front yard play must be stored out of view when not in use.

Portable basketball units may be approved if reasonably placed for use in the driveway area and are properly stored when not in regular use. All basketball units (permanent and portable) must be kept in a serviceable condition at all times. Portable units may not be weighted down with the addition of cinder blocks, sandbags, rocks or other items on top of the base unit. Adding support cable(s) that can be detached quickly are permitted. No unit may be placed in such a manner as to impede or block a sidewalk. Placement in the street or within the right-of-way is a violation of city ordinance and shall not be accepted.

Properly stored means all portable units should be kept inside the garage or stored in such a manner that reduces its visibility from the street and adjacent properties when not in use. During the winter, portable units should be stored inside a garage when not in use or placed on the side of the home (portable basketball units should be laid on the ground).

At the end of each day all children's toys (bicycles, skateboards, toy playhouses, etc.) should be stored in the home, garage or ARC approved storage unit. Children's toys should never be left out in the front yard overnight.

Mr. Poturalski rejoined the meeting. The covenants, rules and regulations discussion continued as below:

A draft process was submitted for how dead trees will be addressed if an owner disputes the violation report. If an Association contractor is utilized to provide an independent opinion, that information will be provided to the owner. A motion was made to move forward with finalizing the process for presentation to the Board at the June meeting. The motion carried 6-0 in favor.

A new process was submitted for making changes and/or updates to the Rules (4 bullets). The 2-page document was for review at this time, with any input or changes to be provided outside the meeting by Google Docs.

The Safety and Security report was reviewed (Attachment #6). A new searchable spreadsheet was created to track overnight parking violations; by address, vehicle type, license plate, etc.

The City's plan to restripe some roads in the community with efforts to also reduce lane widths to 2 lanes for the 3-way stop at Orchard Valley and W. Woodmen Road was reviewed. Mr. Poturalski will contact Todd Frisbee, the City Traffic Engineer with a change request. A new radar speed sign is set to be installed by the City on the downhill lane of W. Woodmen Road above the Melross Court area. In addition, flashing pedestrian crossing signs will be installed on W. Woodmen Rd at Marshall Sprague Park. The crossing signs will automatically activate (flash) when cars approach the crosswalk. More information on the striping plan, the radar speed check and the flashing pedestrian sign is available in the Safety and Security report (Attachment #6)

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.

It was noted the April 6th and 19th community inspections were not conducted due to the Stay at Home order. Inspections resumed for May.

The monthly Lawn Care Report was reviewed.

The Water Usage Spreadsheet was reviewed. It was noted that Storm Water fees have been removed from the monthly water bill totals and tracked separately with a new line item.

Old / New Business:

The owners of 7995 Ruststone Court submitted a request to keep a vehicle parked adjacent to the garage on landscaping rocks through December 2020 (vehicle is under a car cover). The reason for the request was reviewed. A motion was made to approve the request conditional on immediate neighbor approval. The motion carried 6-0 in favor.

Mr. Bird discussed opportunities to improve the Association's emphasis on Community Building, reviewing the responses from a recent email questionnaire with Board members. Ideas for using social media, creating a Welcome Program for new residents, and a new Peregrine newsletter were discussed. Input was provided by each Board member. This program will continue to evolve over the next few months and be included in the 2020 plans.

There being no further business, the meeting was adjourned at 8:20 p.m.

Kim Sannes
Secretary

Attachment #1

Landscaping and Infrastructure Committee Report – 5 May 2020

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

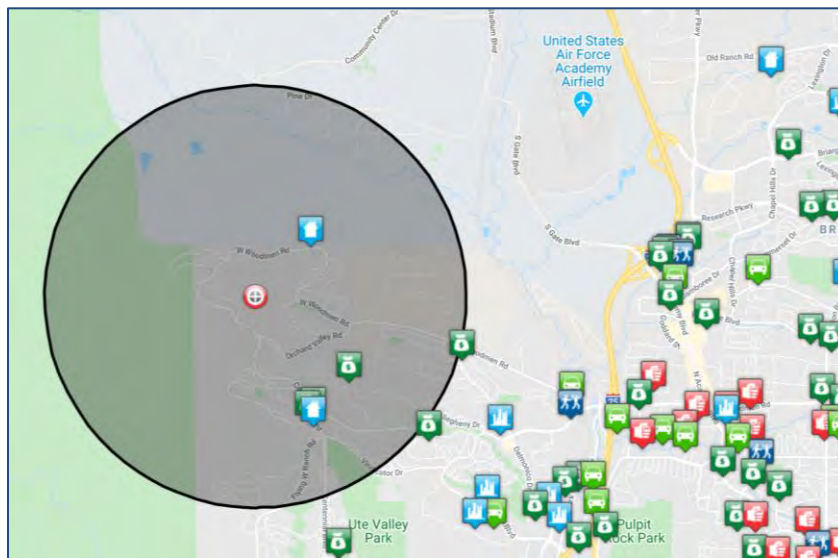
- ULS has completed all rock-to-mulch work along W. Woodmen. The only remaining effort is the placement of three boulders on two of the corners at the Vantage/W. Woodmen.
- The irrigation system is operating at full strength. Several repairs have been made on aging sprinkler heads/nozzles that are not part of this year's standardization effort.
- We are in receipt of two proposals from ULS to accomplish the summer 2020 irrigation system standardization work. ULS will provide a walking tour of the areas to be upgraded on Tuesday, 12 May, prior to signing the two contracts.
- Annuals to be planted at the entrance signs for Peregrine and Orchard Valley (east entrance to Peregrine) were purchased on 4 May and will be planted as soon as possible.

Jim Richards
Chair, Landscaping and Infrastructure Committee

Peregrine Master Association Safety and Security Team Activity Report April 23, 2020

The Safety and Security Team met via teleconference on subject date. Attendees were Dan Burich, Lindsay Fenton, Warren Peterson, Rich Poturalski (Chair). The following items were presented and discussed:

1. **Peregrine Crime Events:** Crime remains very low over the prior 30 days (see crime map below). There was incident of lawn or yard theft reported to the CSPD on Edenderry. No further information is available on that event. Overall no reports of home or auto burglaries or thefts. Meanwhile, a higher rate of crime continues to occur in the Mountain Shadows/Rockrimmon surrounding area and areas to the east.



2. **Colorado Springs Fire Department and Streets:** Mr. Burich is working with CSFD, Capt. Michael Smaldino who serves as the CSFD Information Officer and has served as one of the city's station fire chiefs. Captain Smaldino has taken action to gather the necessary data to address parking versus our Peregrine's many narrow streets and cul-de-sacs. Captain Smaldino iterated concerns when streets limit access to emergency vehicles and, in particular, when a house fire is underway. Regarding Overnight Parking (ONP), the CSFD information should prove helpful in educating our residents, but as might be inferred by the CSFD, narrow streets clogged with cars is as much an inhibitor to CSFD response during the day as it is during nighttime. In which case, this safety concern presents an opportunity to expand the narrative beyond simply what the covenants require.

On another topic, Mr. Burich and the team discussed the issue of fire hydrants. In some instances, homeowners have resorted to painting the fire hydrants and even changing the color scheme. Captain Smaldino indicated that fire hydrants are labeled and color coded as to their service and capabilities in the event of a fire. Moreover, it is the responsibility of the Colorado Springs Utilities to maintain these hydrants. According to a KKTU report, CSU inspections of the city's 16,000 fire hydrants occur every 5 years. Hydrants must be painted with special paint and care taken as not to disrupt or seal the

valve threads with paint, which would inhibit or delay use in case of a house fire or wildfire response.

3. **Peregrine Life Magazine:** Sadly, N2 Publishing is closing down the Peregrine Life magazine according to Ms. Fenton who also serves as the local Peregrine Life editor.
4. **Security Cameras:** Mr. Peterson raised the potential use of security cameras to monitor certain Peregrine common areas to reduce the Association's potential legal exposure in the event of an accident involving a pedestrian and ice/snow covered sidewalks. In addition, the team considered the potential implementation of such cameras and the implications as well. Mr. Poturalski noted that the team had reviewed the use of cameras in June 2019 and deferred any implementation. Nonetheless, the potential advantage of using cameras was worth reconsidering. This includes the Flock Security system introduced by Mr. Bird last year. Mr. Poturalski offered his major concern was the exiting of vehicles that may have been part of criminal activity in Peregrine. It would be possible that any implementation be done in a phased manner by first locating a camera at the east Woodmen Rd/Orchard Valley intersection looking eastward (outbound traffic) and one at the West Woodmen Rd/Centennial Blvd intersection looking southward (outbound traffic). It was speculated whether these two camera locations could be accessed by CSPD to address any criminal event.
5. **CSPD/ASI Patrol Schedule:** The current patrol schedule will remain in force through the month of June.
6. **Motorcycles:** The team noted an up-tick in motorcycle traffic heading east and north on Woodmen Rd. Typical times are early and late evening. The team agreed that noise is the more significant issue. At this time, a solution remains elusive.

Submitted by: Rich Poturalski, S&S Team Chair

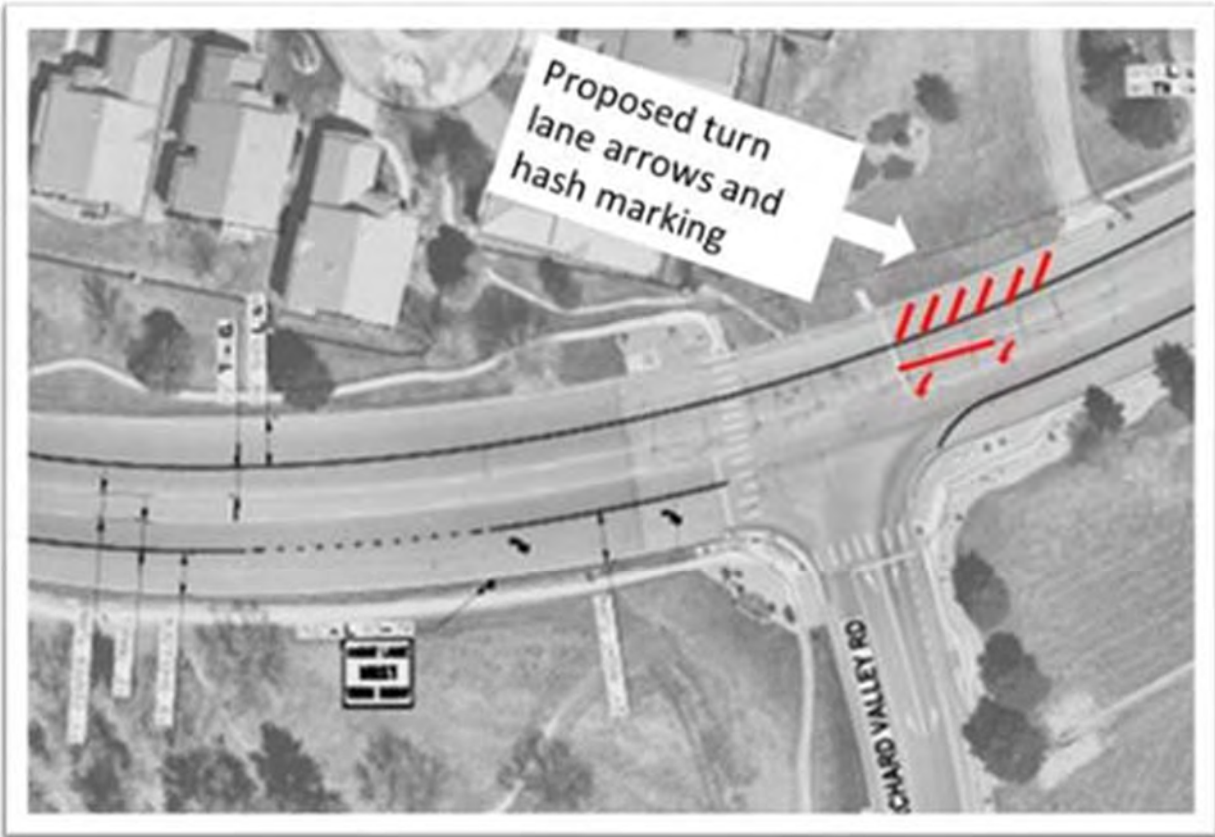
Peregrine Traffic Calming Measures Planned for the Summer of 2020

Painting Road Stripes and Markings on Woodmen Road entering
Peregrine from the East.

View 1. Orchard Valley Intersection



Requested Amendments to Road Markings at the
Woodmen/Orchard Valley Junction to Improve Traffic
Management Entering Peregrine



View 2. La Bellezza and Open Space Lane Striping



View 3. West Most Lane Striping



Automated Sign with Flashing Lights to Slow the Traffic on Woodmen near Blodgett & Marshall Sprague Park

Automated Speed Check Sign on Woodmen Approaching Kittridge and Edenderry.

Installation at
Marshall Sprague Park
and Blodgett



Installation when Approaching
Kittridge/Edenderry
Downhill Direction



Communications Committee – April 2020

Strategy: 'Community Building'

- Peregrine April Campaigns:
 - Audience/contacts: 1036; 1019 Subscribers: up from last month
- Mailer Campaign Report

Date and Event	Unique Opens	Click-Through	Recipients
May 4: Photo contest Day 4	46.3%	1.7%	473
May 3: Photo contest Day 3	47.4%	2.4%	483
Apr 29: Photo contest Day 2	46.9%	1.3%	477
Apr 28: Photo contest Day 1	51.5%	3.1%	522
Apr 24: Photo Contest	47.2%	0%	479
Apr 11: Peregrine Aware Head-on Collision alert	62.6%	0.0%	632

- Peregrine Life Articles:
 - May 2020 last issue
- Coffee with the Board: TBD
- Continue the improvements on clarifying and creating transparency in documents and media to residents Kim Sannes
Communications Committee
Director at Large

Attachment #4

Community Events

Spring Fling Photo Contest

- Event is now open with photos being submitted on line until May 31st.
- Following that the community will have an additional 2 weeks to vote for their favorite photos in each of the 5 categories
- Prizes will be awarded for the 3 top voted photos in each category
- We have received a donation of \$500 from Debbie Reardon to go towards this event, for all prizes the cost is estimated to be a total of \$1000.

- Cinema in the Park

- Event date was set for June 6th starting at 9.00 p.m. This date is pending due to restrictions and restrictions for permits.
- We are looking into seeing if NTSOC would be willing to help donate towards the expenses that could end up close to \$1500. Rental agreement is in place for the equipment \$714, the movie that has been suggested is Raiders of the Lost Arc. Last year we had approx. 100 people attend.
- The special event permit from Parks and Rec, cost of which will be \$325, and the Noise Hardship from the Police have to be applied for at least 30 days prior to the event. Due to the current restrictions I will be applying just before the 30-day limit. I will also check to ensure that the electric point is in working order.

- Music in the Park

- Date has been confirmed as June 19th 6-8 p.m. Last year we had 300-350 people in attendance. Date on hold due to current restrictions.
- Parks and Rec have so far have confirmed current costs per permit remains at \$325 as we need the use of the electricity. We may be able to get a deal for 2 permits in the same month. Along with this I will need to complete a noise hardship form with the police.
- I would recommend going with Red Robin for catering as per last year.
- So far, we have 2 possible bands both of which will come in around \$1500 for 2 hours, Narrow Gauge and Distant Thunder, we also have a local band that would be willing to play for free, as of yet nothing has been booked.
- The Police and the Fire Brigade have confirmed that they will be planning on attending. They have all been informed that this event is on hold till further notice
- Kona Ice have confirmed that they would like to attend and we also have confirmed attendance by Micah, Balloon Twisting and Miss Aimee for Face Painting both have confirmed that they can attend for the full 2 hours.
- A Month before the event a sign-up genius will be issued for relevant volunteers along with making sure what equipment we need to hire. We will also do a Dessert Potluck, which I will ask the firemen to judge, the winner will receive a \$50 visa card
- Due to the current restrictions I will hold off on organizing signs for the event, along with emails to be issued etc.

Alpine Glen Committee (AGC) Report – May 2020

- **May AGC Meeting.** Conducted May 3, 2020 via Zoom.
- **2020 Mulch to Rock Projects.** ULS completed all three project areas on April 10, 2020. Well done. Invoice was received on April 28, 2020, reviewed and recommend for payment same day.
- **Deer Carcass Removal.** A deer was killed by a coyote on April 14, 2020 and the carcass found along Sierra Pine Drive. K2 Critter Solutions removed the carcass and was paid the same day.
- **Quarterly AG Newsletter.** The 2nd quarter newsletter was released to residents on April 3, 2020.
- **Streetlight – Corner of Orchard Valley and Centennial Roads.** This project remains open. No change.
- **Alpine Glen 2020 Self Help Projects.** We will delay any self-help projects until COVID-19 restrictions are lifted.
- **Electric Bill.** We noted the April 2020 electric bill was twice the cost of past years. Request any information the PMA BOD may have regarding a CSU increase or do we have a meter issue?
- **AGC Document Access.** Detailed minutes of the AGC meetings and associated documents are assessable at https://drive.google.com/drive/folders/1F5J8NegeCoZQizr19_V-yCYIfFKzsvMj
- The AGC continues to meet virtually for the near future and until COVID-19 restrictions are lifted. Next meeting is scheduled for June 7, 2020.

Harry Flanagan
Alpine Glen Committee Chairman
HDFlanagan@aol.com

719-650-4099

Attachment #6

Covenant Compliance Committee
4/20/2020

Members: Dane Juarez, Don Aitken, Carolyn Hatcher
Excused: Cindy Lua

The committee had a virtual meeting on April 20, 2020 where we discussed edits to the Recreational and Sports Equipment section of the R&Rs. After some discussion and various edits, it was decided to also add a section on children's toys since usage and storage of them is only briefly mentioned in 2 places in the R&Rs. This version will be presented to the Board members for their comments/edits so a final version can be presented to the Board for approval at the May 13th Board meeting.

The committee decided that Section H under VII Miscellaneous would be the next Rule to review. This section does not reflect the Covent amendments regarding short term rentals and Home Businesses which were recorded on 9/15/2015

The next meeting will be the week of May 18th.

Dane Juarez
Chair – PMA HOA Covenant Compliance Committee
PMA Vice President