

## *The Peregrine* Master Association, Inc.

### Board of Directors Meeting Minutes

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

September 9, 2020

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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
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

Mr. Bird introduced the Board, Z&R and Balanced Bookkeeping to the members present and reviewed some of the Zoom protocols for the meeting.

#### **Owner's Forum:**

Mr. Cravey, 3055 Richfield Drive, discussed the history of downspout drainage and water pooling issues on his lot identified in April. He stated the pooling area was at the property line of 3045, and it would be hard to adjust the grade in that area. It was noted the Right to Cure (RTC) process was underway, and he was concerned what would happen if the grade work did not fix the problem. Note: Further discussion was moved to the end of the meeting. Mr. Cravey left the meeting.

Discussion/Decision: A motion was made to have an on-site meeting before September 25, 2020, with Mr. Cravey and for all parties to agree on a repair option to be completed by agreed upon timeframe and prior to the ground freezing; if the owner fails to respond or meet prior to the September 25, 2020 period, the RTC will continue. The motion carried 6-0 in favor.

#### **Hearings:**

A Hearing was held for 2530 Edenderry Drive with the consideration of an initial \$75.00 assessment fine and five \$35.00 assessment fines and other enforcement actions for not complying with numerous storage and home maintenance violations. The owner's property manager did respond but no corrective actions have been taken. A motion was made to not impose any fines and to contact the property manager and obtain permission to contact the residents and notify all parties they have 2-weeks to correct all violations or the RTC process will be initiated. The motion carried 6-0 in favor.

A Hearing was held for 3295 W. Woodmen Road with consideration of an initial \$35.00 fine and other enforcement actions for not complying with a landscaping violation. The owners did not respond. A motion was made to impose the fine and a neighbor will attempt to contact the residents to inquire if they are aware of the concerns. The motion carried 5-1 in favor.

### **President's Report:**

Mr. Bird reviewed the anticipated year-end financial status and discussed the updated draft budget which was balanced with the dues at \$420/year. A motion was made to approve the 2021 Budget as submitted which carried 6-0 in favor. The Board endorsed budget and notice for the October meeting will be mailed on Friday 11/Sept, latest Mon 14/Sept. A motion was made to approve spending no more than \$200.00 to purchase thank-you gifts for the Fire Department and Police Department which both serve the community. The motion carried 6-0 in favor.

It was noted the port-o-let was removed from Woodmen Valley Park due to City budget constraints. A unit could be installed and sponsored by the Association through GFL Colorado Springs. The Association is waiting on the City to determine if sponsorship is a viable option. A motion was made to approve the installation with the estimated cost to be \$1,200.00 for the year. The motion carried 5-1 in favor.

Mr. Bird reviewed a recent Senate Bill which was signed into law (SB20-126) which provides protections for licensed operators of family childcare homes.

### **Secretary's Report:**

Mrs. Sannes took a fresh look at the previously approved board meeting minutes process with emphasis on the timelines and process of input, verification and final review and approval.

### ***The Board Minutes Approval Process:***

Thurs-Fri following the Wednesday Board meeting: the Secretary receives 1<sup>st</sup> cut of draft minutes from Z&R Management

Fri-Sat: Secretary reviews/corrects 1<sup>st</sup> cut & sends to Board for SUGGESTIONS using Google docs.

Sat-Tues COB: Board members make SUGGESTIONS.

Wed-Thurs COB: Secretary reviews suggestions, builds & distributes minutes in pdf for final approval distributed to Board by email

Fri-Sun: Board approves pdf version OR raises suggestions relating to egregious errors to the Secretary

Sun-Mon: A) Secretary sends the final and approved (by all Board members) minutes to Z&R Management to add committee reports, etc. AND posts to the Peregrine website.

**OR** B) Cycle again for 24 hours for Board to approve suggestions made to pdf then to Z&R for posting

The August 12, 2020 minutes had a 3-3 vote. (against: Mr Poturalski, Mr Juarez, Mrs, Sannes), so the minutes will be left as a draft.

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

Mrs. McArthur provided a review of the Association's financial status. Total assets as of August 31, 2020, were \$608,699.46, with an operating cash balance of \$271,620.54 and a reserve balance of \$333,949.14. It was noted there would be an estimated \$64k in surplus Cash at the end of this year which could be transferred in part or full to Reserves to help fund that account.

A spreadsheet was reviewed showing all of the Common Areas and their acreage size, elements of which are being reviewed with the Stormwater Enterprise department to verify if each common area currently being billed is correct. The non-residential monthly cost is \$30 per acre, when applied to the 2.43-acre Angelstone Point north plot, the current annual cost is \$874.80.

A motion was made to include the Balance Sheet and the YTD Income Statement Budget Performance in future minutes; which carried 6-0 in favor.

The Aged Receivables Report was reviewed.

### **Committee Reports:**

The Landscaping and Infrastructure (L & I) Report was reviewed (Attachment #1). Mr. Richards thanked Unlimited Landscape Services for doing a great job this season and for the work on the irrigation system. The 2021 Project List was reviewed [5-projects]. A motion was made to approve the \$50K 2021 L&I plan attached in the minutes which carried 6-0 in favor.

The Covenant Compliance Report was reviewed (Attachment #2).

The updated draft overnight parking letter was placed on hold with more work being conducted before final review/approval.

The Safety and Security Committee report was reviewed (Attachment #3).

The Communications Report & Welcome Committee Report were reviewed (Attachment #4).

The Welcome package is near completion with the reverse side of the Welcome Flyer the only component in development. Mr Juarez suggested a copy of the current Rules & Regulations (R&Rs) could be included in the package. The Welcome Committee will get an estimate to see if it's feasible to include these R & R's in Welcome bags.

The Alpine Glen Report was reviewed (Attachment #5).

The Community Events Report was reviewed. (Attachment #6).

The November Turkey-Trot event is tentatively set to be held; work will continue on planning.

### **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 violation notices issued each month, homes requesting more time, previous hearing status, new or possible hearings, 811 requests and the extra duty/private security patrol schedules. (10 pages)

It was noted the RTC was completed at 3360 Blodgett Drive and the owner has paid the fee.

The monthly Lawn Care Report was reviewed.

The Water Usage Spreadsheet was reviewed.

**Old / New Business:**

A copy of the approved contract for Angelstone Point street repairs was reviewed. The repairs are funded from Angelstone Point residents' secondary dues for the private street.

A legal opinion was reviewed regarding the process of selling a portion of the Common Area to an adjacent owner. Common areas are owned by all members of the Association, and the sale process would require a supermajority (66%) homeowner vote plus subdivision amendments through the City. The costs would be prohibitive, and the Board will continue with the current policy of non-sale of Common Areas. The previous owner request has been rescinded.

Mr. Poturalski left the meeting.

The owner of 8070 Sawback Trail submitted a request to have three previous fines removed plus late fees and interest. Discussion followed and it was noted that compliance was eventually met. A motion was made to approve removing the late fees and interest with payment of the original fines being due in 2 weeks or all fees will remain on the account. The motion carried 4-1 in favor.

There being no further business, the meeting was adjourned at 8:43 p.m.

Kim Sannes  
Secretary

## Peregrine Master Association

## Balance Sheet

As of August 31, 2020

	Aug 31, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
100 · Operating Accounts	
101 · ENT - Checking	169,977.84
102 · ENT Operat Savings	61,704.37
106 · Chase Operating MM .04%	39,938.33
Total 100 · Operating Accounts	271,620.54
150 · Reserve Savings Accounts	
148RES · TCF MM .25%	45,296.14
149RES · ENT Reserve MM .20%	60,782.81
151RES · Wells F Advis Reserve MM .05%	3,657.48
155RES · Morgan Stanley 1.7% 2-19-21	80,000.00
157RES · TCF CD .05% 11-1-20	144,212.71
Total 150 · Reserve Savings Accounts	333,949.14
Total Checking/Savings	605,569.68
Accounts Receivable	
110 · Accounts Receivable	3,129.78
Total Accounts Receivable	3,129.78
Total Current Assets	608,699.46
<b>TOTAL ASSETS</b>	<b>608,699.46</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
204 · Trash Service - PreBilled	48,282.64
205 · Master Assessments - PreBilled	119,280.00
208 · La Bellezza - PreBilled	6,580.00
209 · Sanctuary@Peregrine - PreBilled	5,369.00
210 · Villages@Peregrine - PreBilled	4,459.00
Total Other Current Liabilities	183,970.64
Total Current Liabilities	183,970.64
Total Liabilities	183,970.64
Equity	
296 · Fund Balance	450,718.71
Net Income	(25,989.89)
Total Equity	424,728.82
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>608,699.46</b>

# Peregrine Master Association

## Income Statement Budget Performance

### August 2020

	Jan - Aug 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
301 · Master Assoc. Assessment	238,560.00	238,560.00	0.00	357,840.00
302 · Trash & Recycling	96,213.36	94,968.08	1,245.28	142,452.12
303 · Interest Income (Operating)	221.31	0.00	221.31	0.00
304 · Late Fees	1,280.00	0.00	1,280.00	0.00
305 · LaBellezza Assessment	13,160.00	13,160.00	0.00	19,740.00
306 · Sanctuary Assessment	10,738.00	10,738.00	0.00	16,107.00
307 · Villages Assessment	8,918.00	8,918.00	0.00	13,377.00
309 · Fines	(5,103.28)	0.00	(5,103.28)	0.00
314 · A/R Interest	52.61	0.00	52.61	0.00
<b>Total Income</b>	<b>364,040.00</b>	<b>366,344.08</b>	<b>(2,304.08)</b>	<b>549,516.12</b>
<b>Gross Profit</b>	<b>364,040.00</b>	<b>366,344.08</b>	<b>(2,304.08)</b>	<b>549,516.12</b>
<b>Expense</b>				
512 · Accounting/Office Adminstratio	10,586.72	10,600.00	(13.28)	15,900.00
513 · Administration	5,393.98	11,600.00	(6,206.02)	17,400.00
514 · Audit	2,575.00	2,570.00	5.00	2,570.00
515 · Community Events	2,536.65	6,666.64	(4,129.99)	10,000.00
516 · Community Projects	500.00	1,233.32	(733.32)	1,850.00
517 · Contingency	0.00	6,666.64	(6,666.64)	10,000.00
519 · Electric	581.24	626.64	(45.40)	940.00
521 · General Maintenance & Repairs	12,371.35	9,846.64	2,524.71	14,770.00
525 · Insurance	12,542.00	13,400.00	(858.00)	13,400.00
527 · IT Support	1,514.00	5,000.00	(3,486.00)	5,000.00
530 · Landscaping	2,334.01	5,153.32	(2,819.31)	7,730.00
532 · Lawn Contract	33,106.00	32,593.36	512.64	48,890.00
535 · Legal Expense	752.50	1,773.32	(1,020.82)	2,660.00
536 · Legal Reimbursement	(450.00)	(573.32)	123.32	(860.00)
537 · Management	37,133.36	37,133.32	0.04	55,700.00
538 · Security/ Extra Duty Patrols	23,732.55	19,233.32	4,499.23	28,850.00
541 · Snow Removal	10,915.00	12,000.00	(1,085.00)	20,000.00
542 · Sprinkler System Mgmt/Repair	8,558.64	12,457.15	(3,898.51)	17,440.00
543 · Trash & Recycling	95,095.22	94,968.08	127.14	142,452.12
544 · Tree Maintenance	1,850.00	3,260.00	(1,410.00)	3,260.00
546 · Water	52,057.42	40,357.15	11,700.27	56,500.00
562 · Winter Water	0.00	3,516.00	(3,516.00)	5,860.00
563 · Storm Water Expense	2,304.90	0.00	2,304.90	0.00
<b>Total Expense</b>	<b>315,990.54</b>	<b>330,081.58</b>	<b>(14,091.04)</b>	<b>480,312.12</b>
<b>Net Ordinary Income</b>	<b>48,049.46</b>	<b>36,262.50</b>	<b>11,786.96</b>	<b>69,204.00</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
601 · Interest Income Replacem Funds	3,207.14	3,066.64	140.50	4,600.00
<b>Total Other Income</b>	<b>3,207.14</b>	<b>3,066.64</b>	<b>140.50</b>	<b>4,600.00</b>
<b>Other Expense</b>				
651 · Sidewalk Reserves	550.00	0.00	550.00	0.00
653 · Landscape Reserves	67,291.49	30,000.00	37,291.49	45,000.00
654 · Fence Repair - Reserves	9,405.00	10,000.00	(595.00)	15,000.00
<b>Total Other Expense</b>	<b>77,246.49</b>	<b>40,000.00</b>	<b>37,246.49</b>	<b>60,000.00</b>
<b>Net Other Income</b>	<b>(74,039.35)</b>	<b>(36,933.36)</b>	<b>(37,105.99)</b>	<b>(55,400.00)</b>
<b>Net Income</b>	<b>(25,989.89)</b>	<b>(670.86)</b>	<b>(25,319.03)</b>	<b>13,804.00</b>

## **Landscaping and Infrastructure Committee Report – 2 September 2020**

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

- Work continues on the Board-approved effort to accelerate the completion of fence staining, pillar cleaning and capstone painting for the entire Peregrine neighborhood. Due to unavoidable contractor delays, the anticipated completion date for the entire project has slipped to the right. The quality of the completed work is exceptional and is well worth the extended time to complete the project. It is anticipated all work will be completed prior to the end of September.
- On 31 August, Timberline Landscaping surveyed the fire mitigation work to be completed on the north side of Angelstone Point and across from Alpine Glen. We are currently awaiting Timberline's proposal to complete the mitigation. The execution of this work is not anticipated to be accomplished until late Fall or early Winter due to contractor availability.
- The committee has submitted its recommendation for the 2021 landscaping and infrastructure projects as well as anticipated future work to be accomplished over the next few years. If approved, 2021 will include the refurbishment of all landscaping beds along Orchard Valley Road. This will be the final effort to complete the refurbishment of all major landscaping beds throughout Peregrine. Continued repair/replacement of 30-year-old irrigation infrastructure is anticipated, which will be repaired/replaced as failures occur.

Jim Richards  
Chair, Landscaping and Infrastructure Committee

## 2021 Peregrine Landscaping and Infrastructure Projects

Over the last 3 years the Association has invested in modernizing and rebuilding much of Peregrine's aging landscaping and infrastructure(L&I) surrounding the east entrance of Peregrine, Orchard Valley entrance on both sides of the road, and West Woodmen from Franciscan View to Melross Court.

Most of Peregrine's irrigation systems above ground has been standardized with PRS pop-ups, nozzles and rotors which improve the quality of watering and substantially reduce the volume of water needed to keep Peregrine green.

Except for Orchard Valley Road from Orchard Path to beyond Shiprock all mulch beds have been converted from Mulch to Rock and replanted where necessary. Visually a huge improvement showcasing Peregrine as a Premier Mountainside Community.

The proposed 2021 projects are listed below, and there is also a long list of future projects still be tackled over the coming years (Attachment D). The L&I Committee believe that an inflation proofed budget should be assigned in future years to continue the repair, renovation and new facilities of the many L&I challenges of Peregrine's 70 acres of common areas. In 2021 a budget of \$50,000 is a reasonable necessity for the following projects.

### 2021 Projects

**#1 - Finalize renovation of Orchard Valley Beds.** Complete the last section of work on Orchard Valley Road which will repair, rejuvenate and where necessary replant all existing beds along W. Woodmen and Orchard Valley. This is a large section with 14 beds along Orchard Valley and the corners at two intersections: Spirerock/Orchard Valley and Orchard Path/Orchard Valley. Costs to complete this area are divided into three categories: Labor, Dump Fees, and Irrigation/Plants/Decorative Rock. Groundwork in the existing beds and corners is more difficult than areas previously worked. The hardpacked earth and Pikes Peak granite needs to be dug out by hand to a depth of four inches. All dead bushes and junipers will be removed. All current irrigation lines will be removed. Dump fees for all the removed material are expensive. The current estimate is it will take 8/9 dump truck loads to clear the beds. New irrigation, weed block, edging, rocks to match the rest of the beds already completed, shrubs and decorative boulders will be installed.

The initial quote from ULS is attached and was \$41,717 and has been negotiated down to \$40,000. This cost is lower than the \$42,000 that was invested in the west side of the Orchard Valley opposite the detention pond in 2018. The size of both projects is similar in materials.

**#2 - Rejuvenation of Peregrine West Entrance.** The current west entrance Peregrine Sign on Centennial needs to be expanded to create a much stronger visual impact in keeping with our Premier Mountainside Community brand. Early this year we discovered that irrigation surrounding Alpine Glen reaches the sign area and can be easily modified to include drip lines instead of sprinkler heads. The rock in the single, large bed needs to be removed and new bed built and extended. Weed block,



irrigation lines and garden soil need to be installed as well as seasonal color annual plantings. The current pines above the current Peregrine sign need better irrigation, old wooden stakes removed, and a defined area built around the grouping of trees. A lot of this work is intended to be done with self-help/volunteer(s).

**#3 - Annual Color Planting at 4 Filing Signs.** Adding color to the entrance of Peregrine has proved to be popular with residents. In 2021 there are four identified monument signs with irrigation. An effort will be made to plant additional flowers for added color, more so than the marigolds planted in the past two years.

**#4 - Wildfire Fire Mitigation (Area TBD).** Wildfire mitigation has been a low priority over the years and the L&I committee are proposing dedicated funding for 2021. In the post COVID-19 period there is no expectation of shared CSPD funding in 2021/2. There are several areas of choice and working with Z&R a multi-year fire mitigation plan for 2021 and beyond will be reviewed in the Smart Property system.

**#5 – Erosion Control North of Sawback and West Woodmen Intersection.** Build a low cost rock erosion control barrier, similar to that installed on the western most corner of Edenderry & W.Woodmen, above the sidewalk opposite the west entrance of Sawback Trail. The current swale behind the proposed rock barrier will be cleared out and regraded, as necessary.

<b>#1 Finalize renovation of Orchard Valley Beds</b>	<b>\$40,000 Bid</b>
<b>#2 Rejuvenation of Peregrine’s East Entrance</b>	<b>\$2,000 Est</b>
<b>#3 Annual Color Planting at 4 Filing Signs</b>	<b>\$1,500 Est</b>
<b>#4 Wildfire Fire Mitigation (Area TBD)</b>	<b>\$5,000 Est</b>
<b>#5 Erosion Control North of Sawback and West Woodmen Intersection</b>	<b><u>\$1,500 Est</u></b>
	<b>\$50,000</b>

Attachment A – Images of Tired and Aging Beds on Orchard Valley

Attachment B – Images of Peregrine’s East Entrance

Attachment C – Future Projects

Attachment D – ULS Bid for Orchard Valley Repair and Renovation



ATTACHMENT A - Images of the Tired & Aging Beds on Orchard Valley





ATTACHMENT A - Images of the Tired & Aging Beds on Orchard Valley contd.





## ATTACHMENT B - Images of Peregrine's East Entrance



## Attachment C – Future Peregrine Projects

- Introduce sidewalk landscaping on W.Woodmen above Centennial to Marshall Sprague Park
  - Replace native grass between sidewalk & curb with rock
  - Build a low-cost rock erosion control barrier where necessary to stop stones rolling onto sidewalk
  - Implement a regular weed control process in rock beds & sidewalk cracks
  - Improve the native grass immediately above sidewalk
  - Engage homeowners to improve appearance of their Lots
- Level and/or Rebuild Rockledge Monument Sign
- Maintain Common Area sidewalks that are trip hazards. Pump up concrete and/or new concrete panels.
- Rest & Conversation Areas
  - Install benches between Franciscan View & Melross Court
    - Juniper Jungle, locations both sides of W.Woodmen
  - Develop existing and new benches into neighbor friendly conversation areas
  - Multi-year program expanding planting, hard landscaping, etc.
  - Improved lighting at monument signs & conversation areas
- Recreational Areas
  - Pickle Ball Court, Common Area at east entrance to Peregrine
  - Boules (Petanque) Court, common area opposite Woodmen Roberts
- Annual Holiday Lights to Celebrate Peregrine
- Wildfire Mitigation
  - Mt ST Francis 22 acres
  - Angelstone 7.1 acres
  - Dante Way 5.7 acres
  - Alpine Glen 6 acres
  - Edenderry & Kinderhook 1.7 acres
  - Loganwood & Mt. St. Francis 6 acres
  - Orchard Valley at Fairbranch 2.39 acres

- Erosion Control
  - Tracts A, B, C, D W. Woodmen (215' & 1700') - sidewalk ≈ \$25,000
  - Tracts A: Blodgett at Cedar Canyon (260') ≈ \$9,000
  - Tracts A & E: Dutchrock east side of the street ≈ \$12,000
  - Tracts A, B, C: west Kitteridge south side of street ≈ \$13,000
  - Tracts A, B, C: end of Loganwood/ turn-around (130') ≈ \$7,000
  - Tract: Orchard Valley - Alpine Glen (1780') ≈ \$25,000
  - Tract A: Dante Way south side (300') ≈ \$9,000
  
- Update 2 Controllers for Alpine Glenn (inside & outside wall)
  - WeatherTrak Pro 3 with flow management ≈ \$15,000
  
- Fencing and sign replacements, multi-year ≈ \$75,000
  
- Paint & Stain cycle every 4 years
  - Perimeter fence wood & stone pillar repairs b4 stain
  - Stain fencing, paint filing signs, sealing signs, etc.
  
- In ground Control Valves, 100 @ approx. \$500 each ≈ \$50,000

Attachment #2

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

The committee did not meet in August.

If necessary, the next meeting will be scheduled after the September Board meeting.

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

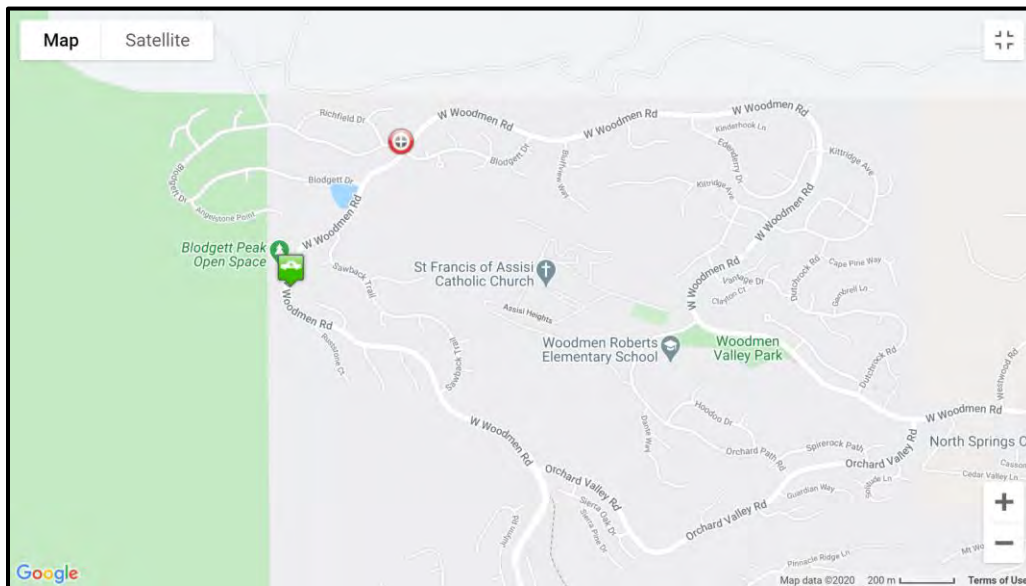
I will discuss the **Enforcement Process and RTC**

## SAFETY AND SECURITY TEAM ACTIVITY REPORT, 8/27/2020

The Safety and Security Team met on the above date via Zoom teleconference. Attendees were as follows:

Dan Burich / Lindsay Fenton / Warren Peterson, Co-Chair / Rich Poturalski, Chair and invited guest Nate Hansen, Principal, Woodmen-Roberts School

**Crime Report.** Over the past 30 days, crime remained low compared to the surrounding area. According to the Lexis Nexis Community Crime Map there was one car break-in at/near Blodgett Open Space. The attached map shows one event from July 28 through Aug 28. Other events reported at the meeting were already reported in the July report or due an crime map update. Events concerning fraud were removed as not relevant to the crime purview of the committee. Meanwhile, crime remains low in Peregrine compared to surrounding areas.



**Peregrine Aware.** A Peregrine Aware that was issued on 8/16 addressed the dog leash law and dog attacks. The group voiced concerns that the original Aware language sent to the Board for review and release was significantly edited and included language that was overstated in terms of both owners and non-owners of dogs. It was recommended that the Aware process needs review to include the need for more direct collaboration with the committee when significant changes are made to a document that was researched, prepared, reviewed and approved by the committee. Moreover, it was pointed out that any Aware remain focused on the facts and that the language must avoid inflammatory wording that may adversely affect the intent of the Aware.

**Overnight Parking (ONP).** Mr. Poturalski noted that at the July Board he voted in favor of the Covenant Compliance Committee (CCC) recommendation to change the start of ONP times from 11 pm to 12 am. He voted in favor of the change after hearing the



effort and recommendations made by the CCC and presented by the CCC Chair, Mr. Dane Juarez.

**The New School Year.** Mr. Nate Hansen briefed the committee on the D-20 arrangements for the start of a new school year at Woodmen-Roberts Elementary. He stated the recognized concerns of the community regarding COVID-19. School began on August 24 with limited students each day throughout the week. The traditional schedule with all students will begin August 31.

**Peregrine Fire Mitigation.** The annual fire mitigation and chipping program starts Aug 31 and continues through the week.

**S&S Budget.** For the 2020 budget, the Board approved doubling the CSPD off-duty patrols. Mr. Poturalski reported that invoiced costs have increased from the planned \$1600/month to more than \$1800/month at times yielding a cost overrun. Also in April, a test program was set up by the Board president with the support of Mr. Poturalski to add one extra ASI weekend patrol. This would bring the total weekly patrols for ASI from 10 hours to 12 hours per week. This 20% increase in ASI billing was not budgeted. Mr. Poturalski explained that the extra patrol was aimed at seeing how well ONP was being monitored and managed in line with the HOA rules and regulations. Examples of the new ASI ONP tracking tool (a sample report was presented) indicated there was a difference in repeat ONP violations due to ASI ticketing of vehicles through the Friday-to-Sunday early morning patrols. The combined impact of the unexpected CSPD off-duty patrol expenses and the addition of the extra ASI patrol results in a 27.5% budget overrun. This overrun amounts to a about a 36 cents/month increase in homeowner dues. The members agreed that continuing the extra patrol has merit and should be retained as the total impact to each homeowner is small.

538 - Security/ Extra Duty Patrols	\$28,850.00	\$36,794.98	\$18,200.00 Advantage Security, 12 hrs per week. \$1,500 pm
			\$23,400.00 CSPD Extra Duty: \$1,823 per month up to \$1,950

**ASI/CSPD Patrol schedule.** The S&S Team agreed that the proposed patrol schedule that is now in effect should remain in place without change.

Mr. Poturalski concluded the meeting and dismissed the participants.

Submitted by:

Rich Poturalski  
Safety and Security Chair  
Peregrine Master Association

## Communications Committee – Campaigns August 2020

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

**1) Topic of Discussion:** *Communications & Distribution Process: Why are the agreed upon Aware Messages/Communication to community being changed last minute?*

*Example: 'Dog Attacks are on the Rise' Aware*

*\*see attachments\**

### **2) August 2020 Campaigns**

- Peregrine August Campaigns:
  - Audience/contacts: 1051; 1006 Subscribers
- Mailer Campaign Report - average of 1 every week

Date and Event	Unique Opens	Click-Through	Recipients
August 31: Peregrine Aware: Political Flags & Signs	41.8%	0%	421
August 16: Dog Attacks are on the Rise	55.3%	0.6%	555
August 10: 2020 CSFD Wildfire Chipping - Reminder	44.9%	7.2%	451
August 6: 2020 August Board Meeting Agenda Handout	46.2%	0.4%	464
August 4: Party & COVID-19 Advisory	59.6%	0.0%	598

### **3) Welcome Committee/Program:**

- Need copies of welcome letter and informational sheet (s)
- Kim and Michelle (when she is able) to distribute

Alpine Glen Committee (AGC) Report – September 2020

- **September AGC Meeting.** Sunday, September 13, 2020 via Zoom.
- **AGC 2021 Member Solicitation.** We are soliciting for interested neighborhood individuals to serve as AGC members for 2021. Email was sent to Alpine Glen residents with position descriptions and interest form on September 1, 2020. Interested residents have been asked to reply by October 1, 2020. Once applications are received, they will be reviewed by the AGC and recommended selections made.
- **AGC Document Access.** Detailed minutes of the AGC meetings and associated documents are assessable at [https://drive.google.com/drive/folders/1F5J8NegeCoZQizr19\\_V-yCYIfFKzsvMj](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 October 11, 2020.

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## Attachment #6

- Community Events

### Thanksgiving Turkey Trot

- Set for Thanksgiving Day November 26<sup>th</sup> starting at 9 a.m.
- We will not require a special permit or a noise hardship form for this event
- Awaiting a response from WRE principal as to whether we can use the green space between the staff car park and the tennis courts.
- Rich has the suggested routes as per the last few years to view so we can confirm number of volunteers etc.
- About 6 weeks prior to the event I will organize the signs for the event- to allow time for advertising the event
- Prizes will be purchased closer to the time.
- Volunteer requests etc. Will be issued a month before the event along the police receiving a map of our routes etc for their approval.

### Suggested Event

- Looking into a fall online game night more information at the meeting lots of options on line- bingo, uno etc. Family friendly and no contact