

The Peregrine Master Association, Inc.

General Membership Meeting Minutes

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

November 18, 2020

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

The Annual meeting notice was mailed to all residents prior to the meeting which included financials, last year's meeting minutes, the 2021 budget, volunteer Board member applications and general information.

Homeowners present: A total of one hundred eighty-eight (188) homes were represented by directed mail in proxy ballot, three (3) homes by proxy and twenty-eight (28) owners by Zoom. A quorum was present [51]. Mr. Patterson conducted roll call.

Mr. Bird introduced the Board of Directors.

The 2019 Annual meeting minutes were approved.

Mr. Bird presented the **2020 President's Report** with discussion on the successes from 2018-2020 (transparency, communication, infrastructure/rejuvenation and modernization, safety & security, community building, and covenant compliance).

Mr. Bird with the assistance of Mrs. McArthur presented information for the **Treasurer's Report** (the financial year-end status, 2021 Budget and Reserve funding, spending and future projects).

There were six (6) volunteers for the **election** of four (4) Board members. Three of the four terms expired, and one was vacated early (2021). Mr. Fulton, Mr. Garcia, Mr. Helton, and Mrs. Petersen were elected to the Board. The expiring terms will be for a 3-year period.

Mr. Richards presented information for the Landscaping & Infrastructure Committee (reviewing details from the 25-page handout). All members were identified and thanked for their volunteer work.

The following information was provided by Ms. Whitworth, Colorado Springs Wildfire Mitigation Office on the 2020 community chipping event. (231 homes participated, representing 76 acres of mitigated area, 342 cubic yards of material - which was 34.2 tons of debris removed from the community).

Mrs. Sannes and Mrs. Fenton presented information for the Communications Committee (reviewing details from the 26-page handout). All members were identified and thanked for their volunteer work. Mrs. Fenton will be taking over as Chair for this Committee.

Mr. Juarez presented information for the Covenant Compliance Committee (reviewing details from the 25-page handout). All members were identified and thanked for their volunteer work.

Mr. Poturalski presented information for the Safety & Security Committee (reviewing details from the 25-page handout). All members were identified and thanked for their volunteer work.

The floor was opened for general questions and discussion.

Mr. Bird thanked all of the committee members for their service to the community and many hours of time spent helping to improve Peregrine.

There being no further business, the meeting was adjourned at 6:55 p.m.




Derek Patterson
Property Manager



Welcome to the 33rd Peregrine Annual Membership Meeting

Peregrine: A Premier Mountainside Community

Virtual Meeting
18 Nov 2020



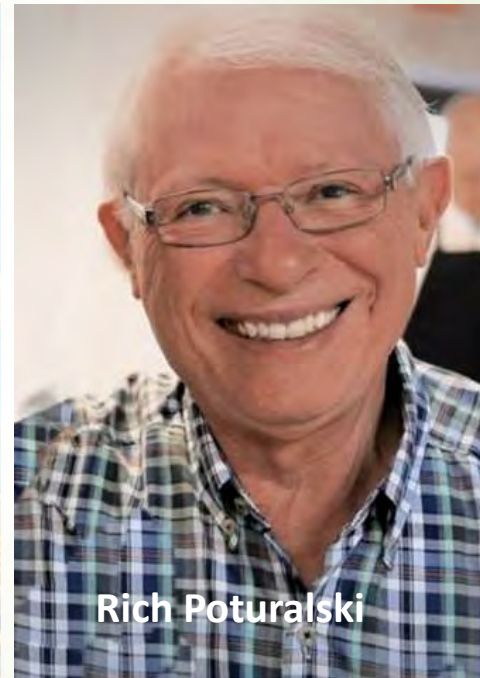
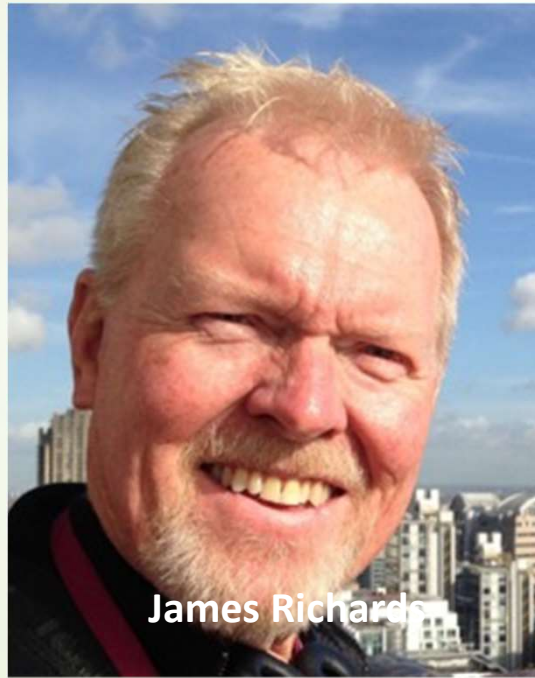
Agenda

- State of the Association – 2020 Presentations
 - President's Report
 - Treasury Reports
 - 2020 Projected Year End Financials
 - 2021 Budget
 - Reserve & Financial Planning
 - 2021 Board of Directors
 - Candidates & Election Results
 - 2020/2021 Committee Presentations
 - Q & A, Comments, Suggestions and Ideas



President's Report

PMA Directors Stepping Down



2018 -2020 Delivering Success



2018 – 2020 Landscaping & Infrastructure Success

Take the Ugly Out!

Rejuvenate & Add Value



2018 – 2020 Landscaping and Infrastructure Success



2018 – 2020 Safety and Security Success

- Managed, calmed & slowed west & eastbound traffic entering Peregrine at WW/OV
- Improved traffic safety for pedestrians, vehicles and bicyclists: traffic lanes and Woodmen Rd/OV three-way, new sidewalk from WW/OV to WVP
- Cross walk safety at Marshall Sprague, OV-Centennial intersection street lighting
- “Before You Go” S&S Door Hangers
- Integrated CSPD extra duty and private patrol scheduling
- Strengthened relationships with the City
 - Chief Traffic Engineering leadership
 - The CSPD Falcon Division
 - CSFD Fire Mitigation
 - District 1 City Councilman Don Knight



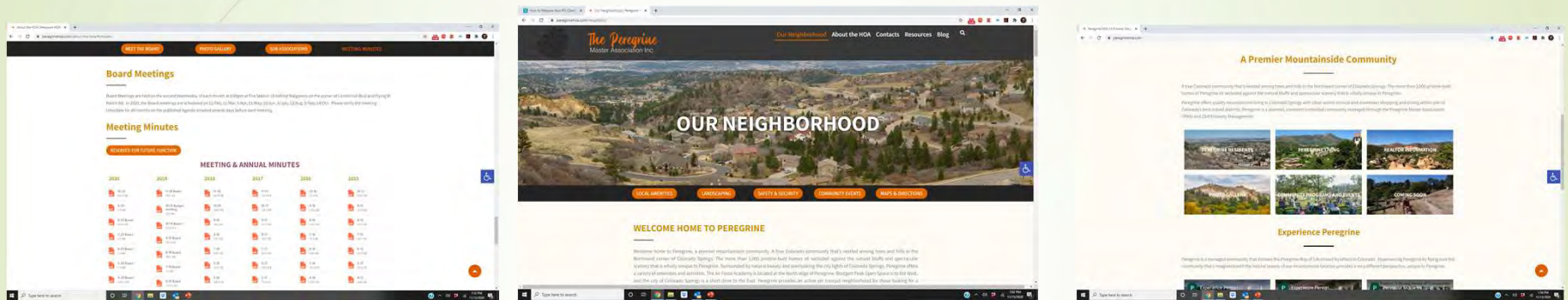


2018 – 2020 Compliance Success

- Worked to improve the “customer experience” when compliance issues are reported to homeowners
 - Continuous assessment of the Rules & Regulations to accommodate the evolution of the Peregrine community
 - Compressed & Simplified the Enforcement Process
 - Reduced Hearings by 6% in initial 6 months, reduced time to resolution
 - Streamlined the Hearing Process
 - Renegotiated the Z&R Management contract to include Service Levels and Service Level reporting

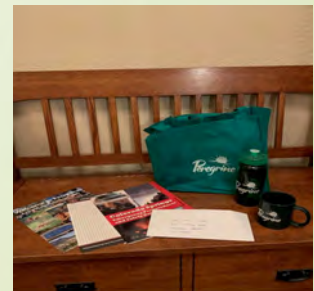
2018 – 2020 Communications Success

The Community Brand: “**Peregrine: A Premier Mountainside Community**”



www.peregrinehoa.com – The Peregrine Information Hub - “Building Community”

- Amplified the information flow to Peregrine residents using email announcements, Peregrine Alerts & Aware, Nextdoor, and website content
- Published Board Meeting Agenda, invitations and Minutes in a timely fashion
- Expanded Minutes to include Committee Reports, and Financials
- Introduced and published the bi-annual Peregrine Resident Survey results
- Welcome bags to new homeowners: Build a relationship on day one!





Treasury Reports

2020 Projected Financials vs Budget

2020	Forecast	Budget	Variance
Net Revenue *	\$404,357	\$406,624	-\$2,267
Operating Expenses *	\$328,470	\$337,860	\$9,390
Net Income	\$75,887	\$68,764	\$7,123

*Trash/Recycling is a pass-through, excluded from these income and expense numbers

Reserve	
Beginning Balance	\$407,988
Project Spending	-\$93,632
Funding	\$85,644
Ending Balance	\$400,000

2021 Total Revenues, \$554,124

Assessment/Dues, NO increase \$420

Trash & Recycling Fee \$180

Peregrine Master Association

Sub Associations



\$49,224



\$357,840

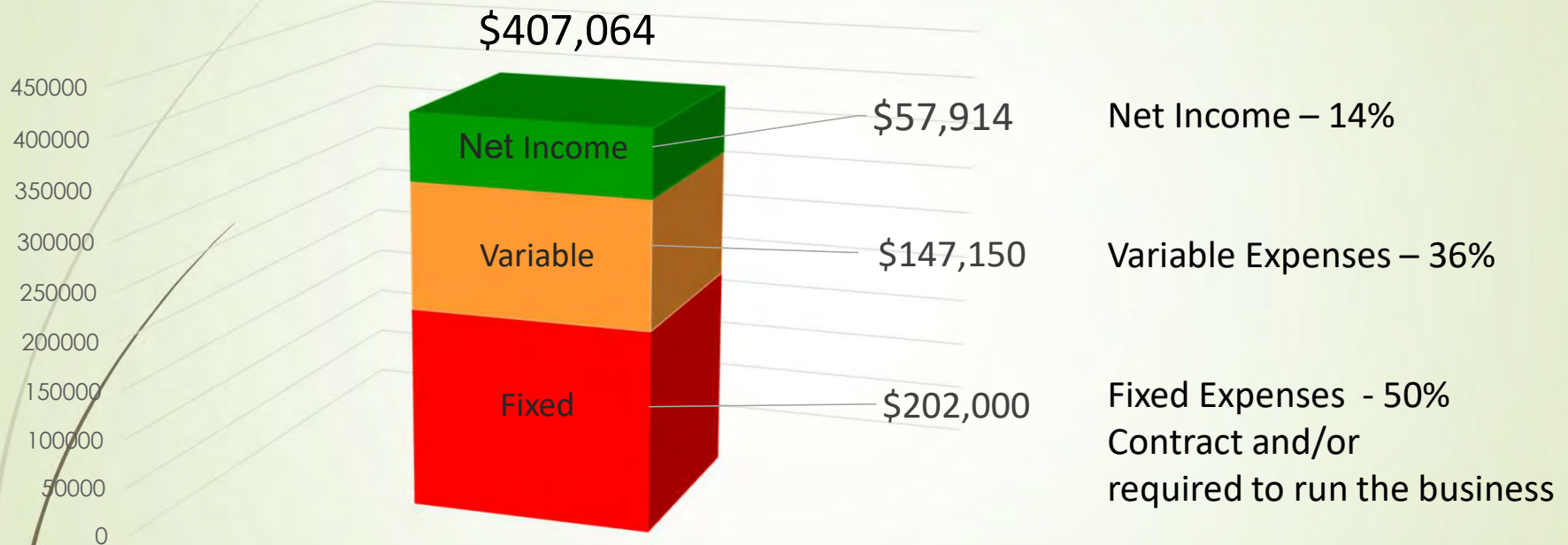
*Trash & Recycling



\$147,060

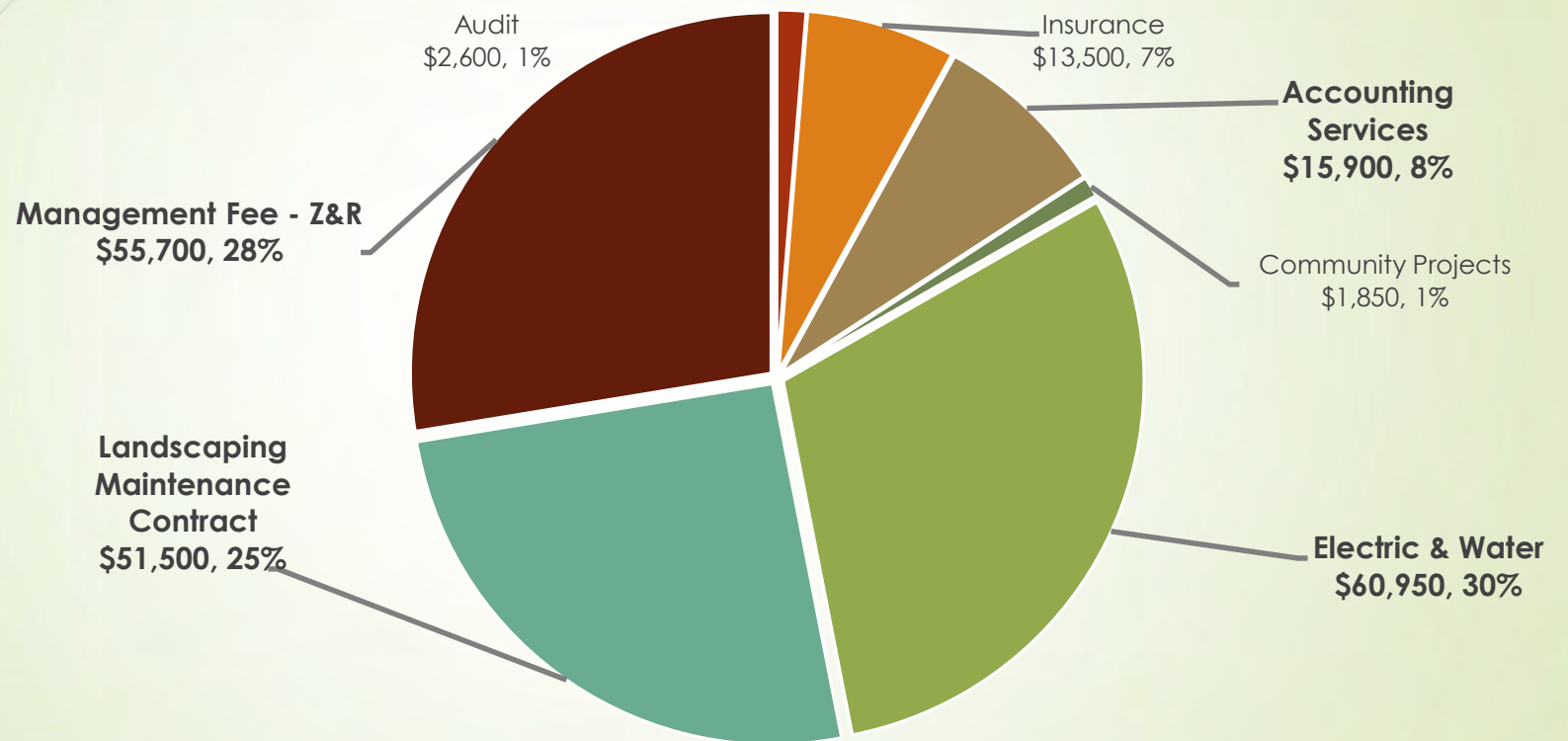
*Trash & Recycling is a pass-through,
excluded from future slides

2021 PMA Income & Expenses



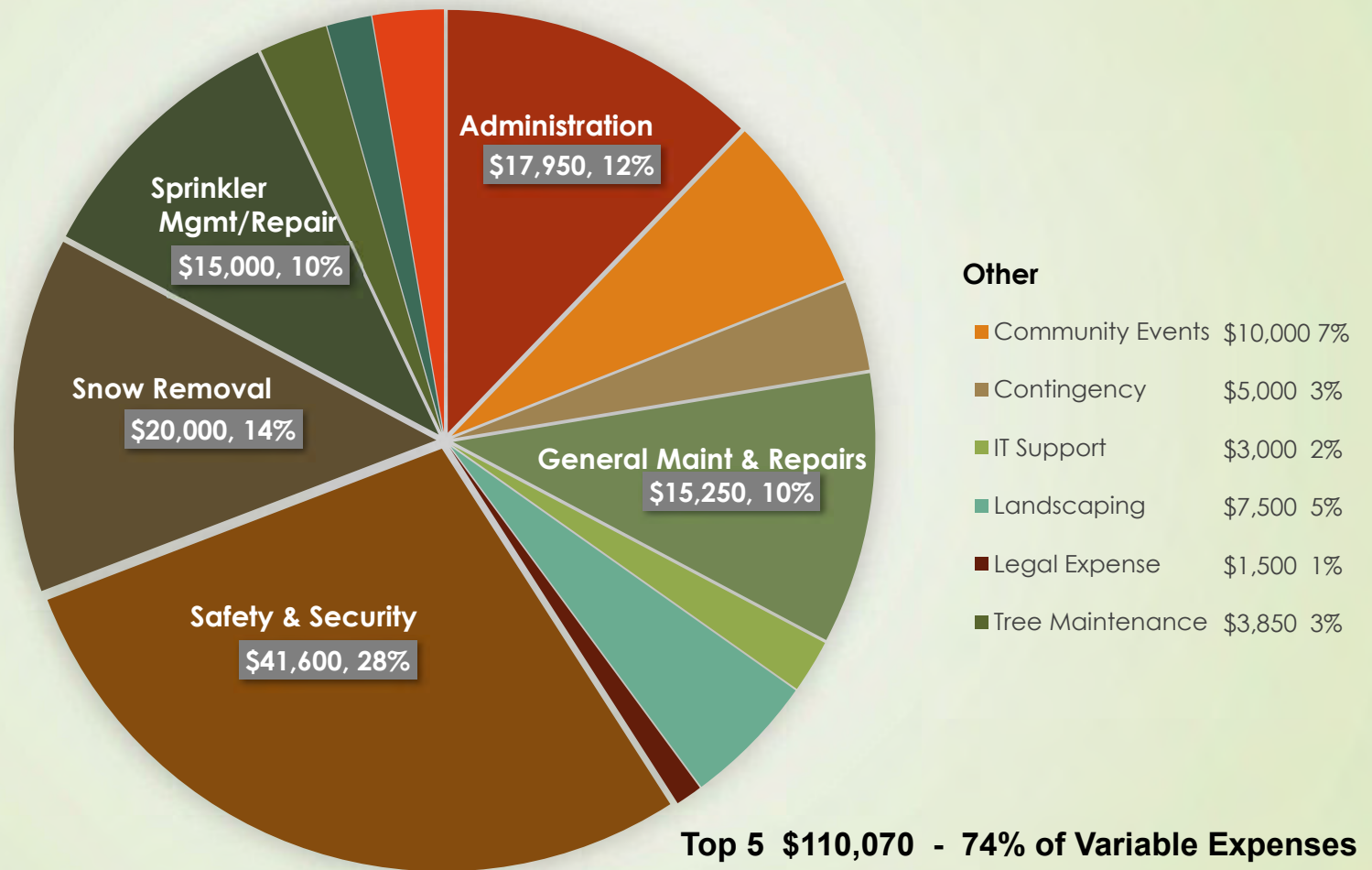
*Trash & Recycling is a pass-through, excluded from this income number

2021 Fixed Expenses - \$202,000



Top 4 \$184,050 - 91% of Fixed Expenses

2021 Variable Expenses - \$147,150



What is Reserve Spending?

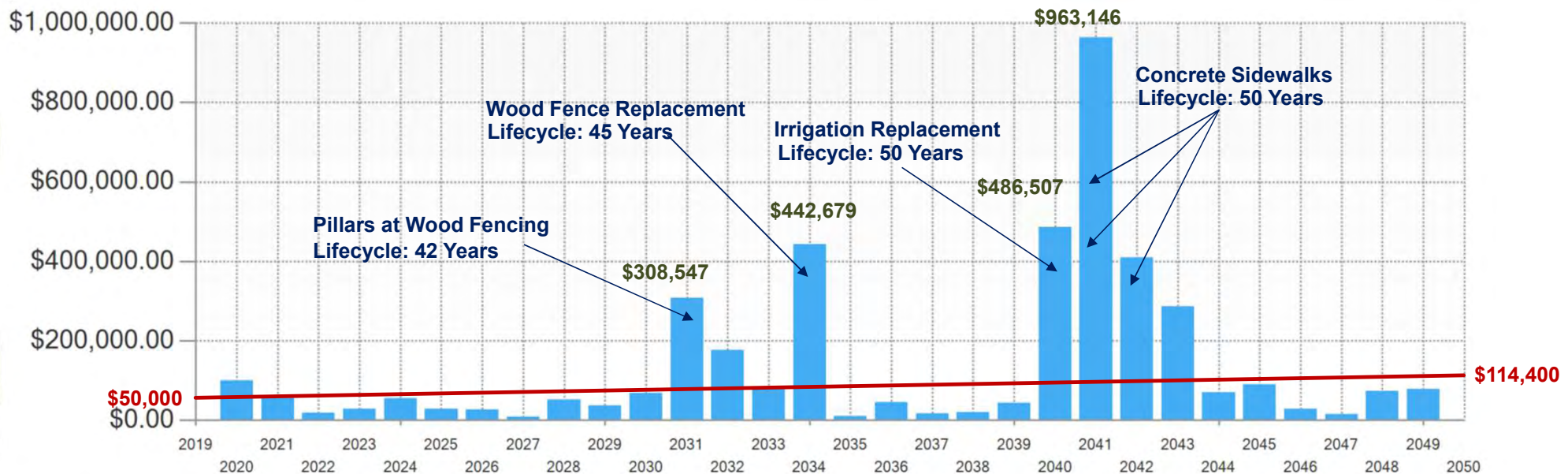
"Rather than get caught scrambling for cash when an unexpected contingency or major maintenance need arises, many communities maintain "reserve accounts" or "reserve funds," as a sort of back-up savings slated for emergencies, long-term upkeep costs, and irregular expenditures."

"The duty of prudence means taking reasonable steps to avoid a scenario where a cash-strapped HOA is unprepared for a major expense it should have seen coming."



"With input from the community, deciding just how much cash a community needs to hold in reserve is the responsibility of an association's board."

Reserve Long-Term Financial Planning



- Smart Property Reserve Study Anticipated Expenditures
- Lifecycle Replacement Projections
- Flatten the Investment Peaks

PMA Board of Directors





Committee Reports

- Infrastructure & Landscaping
 - Communication
 - Covenant Compliance
 - Safety & Security
- 

Infrastructure and Landscaping

Jim Richards



2020 Completed Projects

- All beds along W. Woodmen from Vantage to Kittridge converted to rock
- Final phase of major irrigation standardization completed
- Wildfire mitigation on Angelstone & Orchard Valley
- Annual flowers planted at east Peregrine entrance



2021 Planned Projects

- Finalize renovation of beds along Orchard Valley from below Spirerock to above Orchard Path
- Rejuvenation of Peregrine's southwest entrance on Centennial
- Planting annual flowers at four filing signs
- Wildfire Mitigation, cost share with CSFD
- Erosion Control West of Sawback & W. Woodmen

Budget 2021 - \$50,000

Communications

Kim Sannes



➤ 2020 Completed Projects

- Building Community through communications and outreach
- Peregrine email announcements and Alerts & Aware notices
- More transparency and open communication
- Used drone technology to capture Peregrine images that improve value perception by residents and realtors
- Supported the development and publication of the radically changed Compliance Enforcement Process
- Welcome bags to new homeowners

➤ 2021 Planned Projects

- Develop & standardize overall communications strategy
- Introduce a monthly Peregrine Newsletter
- Expand the Peregrine email list
- Continue to improve resident features of website
- Evolve to Pull rather than Push communication
- Evaluate social media use, such as Instagram and Twitter

Covenant Compliance

Dane Juarez



➤ 2020 Completed Projects

- Recreational & Sports Equipment updated to make it more family friendly
- Improved the tree removal process
- Coordinated the Construction Hours with the Quiet Hours
- Brought the R&R Short Term Rental rules in line with Covenants

➤ 2021 Planned Projects

- Roll out Overnight Parking Application
- Implement & monitor the revised No Overnight Parking(ONP) window to 12:00am - 6:00am

Safety and Security

Rich Poturalski



2020 Completed Projects

- Extended bike lanes through the East Peregrine Entrance
- Improved Traffic Lanes at Peregrine East Entrance
- Joint CSPD/Traffic Engineering/PMA "Motorcycle Mayhem" Working Group
- Alpine Glen (OV/Centennial) street lighting
- Marshall Sprague cross walk and electronic pedestrian safety signage

2021 Planned Projects

- Expanded fire mitigation
- Emergency Action Plan for wildfire response
- Expanded effort for Peregrine-wide use of home S&S technologies with possible support from major providers
- Continued use of Peregrine Aware emails and Alerts
- Continued coordination of CSPD off-duty and private patrolling



Questions and Feedback



Q&A

Comments

Suggestions

Ideas