

## *The Peregrine* Master Association, Inc.

Board of Directors Meeting Minutes  
Location: Telecommunication due to COVID-19 Guidelines  
May 12, 2021

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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
Michelle McArthur	Vice President
Lindsay Fenton	Secretary
David Fulton	Treasurer
Steven Garcia	Director at Large
Brad Helton	Director at Large
Kristen Petersen	Director at Large
Derek Patterson	Z&R Property Management
Kristie McKitterick	Balanced Bookkeeping

\*10 Peregrine residents were in attendance.

Mr. Bird introduced the Board of Directors to the members present.

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

No comments or suggestions were submitted.

### **Hearing(s):**

None.

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

Mr. Bird updated the Board on the City's efforts to improve the Blodgett Open Space parking lot area for the new parcel of Park and Recreation land (west of Orchard Valley Road).

The Association will be planting an evergreen tree on May 25<sup>th</sup> to support the COS150 tree planting challenge.

General information was provided on the master trash contract, which renews at the end of this year. Work will continue to verify service level expectations and investigate other contractors for bidding.

There was discussion on the poor condition of numerous community streets with plans to identify the worst cases to the City and secure Public Works budget remaining at the end of each year to repair the residential street and cul de sacs prioritized by the PMA/community. New ADA compliant sidewalk ramps have been installed at the intersection of Sawback Trail and West Woodmen Road (north).

Bill & Bridgette Ruskin are stepping down from their adoption of Marshall Sprague Park. Mr. Bird and Mr. Richards, the former Chair of the Landscaping & Infrastructure Committee, are evaluating if the Peregrine Master Association can adopt the park.

**Treasurer's Report:**

Mr. Fulton provided a review of the April finances. Total assets were \$753,438.42, with an operating cash balance of \$398,796.14 and a reserve balance of \$354,642.28. Variances for year-to-date were explained. Significant variances were specified within the Security/Extra Duty Patrols, Snow Removal and Water budget lines.

The 2020 Audit is close to being completed and the full report will be provided to the Board and will be available to the community upon request.

The Aged Receivables Report was reviewed.

**Secretary's Report:**

The April meeting minutes draft was reviewed (not previously approved by email due to numerous comments). The editing process for meeting minutes was reviewed. A motion was made to approve the April 14 Board Meeting Minutes as submitted, which carried 7-0 in favor.

**Committee Reports:**

The Safety and Security Committee report was reviewed (Attachment #1).

New street signs have been installed at the eastbound curve on West Woodmen Road, approaching the intersection at Edenderry Drive and Kittridge Avenue. There is a manufacturing delay with the City for the flashing crosswalk signs at the Woodmen and Blodgett Drive intersection, next to Marshall Sprague Park.

Routine fire hydrant maintenance will be addressed within Peregrine. Residents will be asked to submit requests to Mr. Garcia and a compiled report will be provided to Colorado Springs Utilities. This will be communicated through email and our community newsletter.

Security patrol schedules were discussed. Specifically, patrols will work to address increased motorcycle traffic.

The Landscaping and Infrastructure Report was reviewed (Attachment #2).

The top six current projects were reviewed.

There was discussion regarding the sprinkler system. The Orchard Valley sprinklers have been turned on for the season. The power box for the remaining sprinklers required repair and is currently being fixed. It was expected that the remaining sprinklers would be turned on by Friday, May 14.

Mr. Helton confirmed that the ULS proposal for the Centennial Trail access project was approved. Details regarding this project were further explained. The cost of this project is \$3,584.50.

The Rockledge sign removal project has been added to the 2022 project list. Mr. Bird advised that the project will be reviewed later in the year subject to budget availability.

The Covenant Compliance Report was reviewed (Attachment #3).

A Rules and Regulations draft update for "III. Architectural Review/Common Items, A. Accessory Storage Units" was reviewed. A motion was made to approve the rule, which carried 7-0 in favor. The revision to the Rules and Regulations will be effective on June 1, 2021 and announced by email and postcards on or about June 1, 2021.

A new website submittal form (ARC) was developed for residents to use for tree planting, which will also be reported to the City (COS150 Tree Planting Challenge). This form will provide for expedited ARC approval.

The topic of a Dumpster Day was discussed. The history and financials of this event were reviewed. Mr. Bird asked Mrs. Petersen to review the concept with the Compliance Committee considering the prior experiences where trash was dumped around the dumpster and costs increased into several thousand dollars.

The Communications Committee Report was reviewed (Attachment #4).

No report was submitted this month, to provide time to discuss the 2021 Peregrine Survey.

The Community Events Report was reviewed. (Attachment #5).

Details were provided for Cinema in the Park (July 24) and Music in the Park (August 20).

Peregrine Community Garage Sale (June 4 & 5) signs will be available and installed approximately two weeks before the event.

The details of the Peregrine Community Tree Planting Kickoff event were reviewed. The Association will be planting an evergreen tree on Tuesday, May 25 at 11:45am at the corner of West Woodmen Road and Kittridge Avenue. The event will be communicated via email, website, newsletter and social media.

The Alpine Glen Report was reviewed (Attachment #6).

Questions were raised regarding: tree discounts at local nurseries, an additional pet waste stand, and the list of curbs/streets within Alpine Glen that require attention.

### **Manager's Report:**

Mr. Patterson reviewed the Monthly Activity Spreadsheet, which includes ARC approval requests/review times, monthly inspection notices/owner responses, the number of 1st and 2nd violation notices issued each month comparing 2020 versus 2021, homes requesting more time for compliance issues, previous hearing status, new or possible hearings, and the extra duty/private security patrol schedules.

There was a discussion regarding dead tree notices. It was suggested that we notify residents of when this may happen so they can be proactive in their tree maintenance. This will be an upcoming newsletter topic.

The monthly Lawn Care Report was reviewed.

The Water Usage Spreadsheet was reviewed.

### **Old / New Business:**

Based on resident inquiries, Mrs. Fenton raised a question regarding the construction on Blodgett Ranch Trail. Residents have commented on the visible dumpster, an exposed freezer and the length of time that the project has taken thus far. This address is not within the PMA boundaries, thus it was suggested that the PMA file a complaint with the city. Derek will investigate the permits that are currently out on this lot and update the Board accordingly.

The owner of 2640 Edenderry Drive was present to discuss her request for a waiver to the guidelines of the resolution for short-term rental use, where she wishes to have more than four events in one year. Written documents were reviewed, and additional details were provided by the resident. Questions were asked by the Board to the resident. The immediate neighbors (2650 Edenderry Drive) were also present to discuss this request and provide their opinion of the requested waiver. The Board decided that further discussion is necessary and the request for a permit was placed on hold until the June PMA Board meeting.

Mr. Bird presented the upcoming trash vendor selection process and shared a spreadsheet which will provide research on different vendors. The plan is to provide board members with a short list of 3 vendors by July, evaluate/negotiate contracts in August/September, and make a final decision before the end of October.

The second draft of the survey is being completed but further discussion among Board members is necessary. A meeting will occur to finalize the survey and work will continue for a June release.

There being no further business, the meeting was adjourned at 8:18 p.m.

Lindsay Fenton  
Secretary

## Attachment #1

### Safety and Security Committee – May 2021

Committee members are Warren Peterson, Dan Burich and Lindsay Fenton. Last meeting was April 19th via Zoom.

- Spoke with Erin Purcell (traffic engineer) regarding signage within the neighborhood. We should be receiving a pedestrian crossing sign at Kittridge and Woodmen in the next two weeks. She is still waiting for the speed sign to come in.
- There were two occurrences of property theft reported on April 23rd, locations are Vantage Dr and Edenderry Dr.
- Contacted Colorado Springs Utilities about routine fire hydrant maintenance. If there are numerous hydrants that need attention, residents need to submit an email to myself. I will then forward the list to utilities. We can also call 448-4800 to report damage.
- Contacted ASI and CSPD to decrease hours of Patrols. We are attempting to have both agencies (separate patrols) during times of heavy motorcycle traffic.

Steven Garcia, Chair

## Peregrine Master Association

## Balance Sheet

As of April 30, 2021

	Apr 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
100 · Operating Accounts	
101 · ENT - Checking	87,021.41
102 · ENT Operat Savings	61,826.49
106 · Chase Operating MM .04%	249,948.24
<b>Total 100 · Operating Accounts</b>	398,796.14
150 · Reserve Savings Accounts	
148RES · TCF MM .01%	114,619.22
149RES · ENT Reserve MM .20%	77,041.10
151RES · Wells F Advis Reserve MM .05%	162,981.96
<b>Total 150 · Reserve Savings Accounts</b>	354,642.28
<b>Total Checking/Savings</b>	753,438.42
<b>Accounts Receivable</b>	
110 · Accounts Receivable	72,757.33
<b>Total Accounts Receivable</b>	72,757.33
<b>Total Current Assets</b>	826,195.75
<b>TOTAL ASSETS</b>	<b>826,195.75</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	2,017.40
<b>Total Accounts Payable</b>	2,017.40
<b>Other Current Liabilities</b>	
204 · Trash Service - PreBilled	98,760.00
205 · Master Assessments - PreBilled	238,560.00
208 · La Bellezza - PreBilled	13,160.00
209 · Sanctuary@Peregrine - PreBilled	10,738.00
210 · Villages@Peregrine - PreBilled	8,918.00
<b>Total Other Current Liabilities</b>	370,136.00
<b>Total Current Liabilities</b>	372,153.40
<b>Total Liabilities</b>	372,153.40
<b>Equity</b>	
296 · Fund Balance	447,004.26
Net Income	7,038.09
<b>Total Equity</b>	454,042.35
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>826,195.75</b>

# Peregrine Master Association

## Income Statement Budget Performance

### April 2021

	Jan - Apr 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>				
Income				
301 · Master Assoc. Assessment	119,280.00	119,280.00	0.00	357,840.00
302 · Trash & Recycling	49,380.00	49,020.00	360.00	147,060.00
303 · Interest Income (Operating)	249.18	0.00	249.18	0.00
304 · Late Fees	1,140.00	0.00	1,140.00	0.00
305 · LaBellezza Assessment	6,580.00	6,580.00	0.00	19,740.00
306 · Sanctuary Assessment	5,369.00	5,368.00	1.00	16,107.00
307 · Villages Assessment	4,459.00	4,459.00	0.00	13,377.00
314 · A/R Interest	178.91	0.00	178.91	0.00
<b>Total Income</b>	<b>186,636.09</b>	<b>184,707.00</b>	<b>1,929.09</b>	<b>554,124.00</b>
<b>Gross Profit</b>	<b>186,636.09</b>	<b>184,707.00</b>	<b>1,929.09</b>	<b>554,124.00</b>
Expense				
512 · Accounting/Office Administration	5,293.36	5,300.00	(6.64)	15,900.00
513 · Administration	1,706.02	3,800.00	(2,093.98)	17,950.00
514 · Audit	0.00	2,600.00	(2,600.00)	2,600.00
515 · Community Events	0.00	1,100.00	(1,100.00)	10,000.00
516 · Community Projects	0.00	850.00	(850.00)	1,850.00
517 · Contingency	0.00	1,666.68	(1,666.68)	5,000.00
519 · Electric	71.31	316.68	(245.37)	950.00
521 · General Maintenance & Repairs	3,729.77	5,083.36	(1,353.59)	15,250.00
525 · Insurance	12,465.00	13,500.00	(1,035.00)	13,500.00
527 · IT Support	1,922.00	2,000.00	(78.00)	3,000.00
530 · Landscaping	125.00	2,500.00	(2,375.00)	7,500.00
532 · Lawn Contract	17,152.00	17,166.68	(14.68)	51,500.00
535 · Legal Expense	128.50	833.36	(704.86)	2,500.00
536 · Legal Reimbursement	0.00	(333.36)	333.36	(1,000.00)
537 · Management	18,566.68	18,566.68	0.00	55,700.00
538 · Security/ Extra Duty Patrols	13,578.91	10,666.68	2,912.23	32,000.00
541 · Snow Removal	14,662.00	11,428.60	3,233.40	20,000.00
542 · Sprinkler System Mgmt/Repair	699.70	2,142.86	(1,443.16)	15,000.00
543 · Trash & Recycling	48,842.00	49,020.00	(178.00)	147,060.00
544 · Tree Maintenance	325.00	641.67	(316.67)	3,850.00
546 · Water	651.83	17,400.00	(16,748.17)	69,600.00
562 · Winter Water	0.00	1,875.00	(1,875.00)	2,500.00
563 · Storm Water Expense	1,141.20	1,333.36	(192.16)	4,000.00
<b>Total Expense</b>	<b>141,060.28</b>	<b>169,458.25</b>	<b>(28,397.97)</b>	<b>496,210.00</b>
<b>Net Ordinary Income</b>	<b>45,575.81</b>	<b>15,248.75</b>	<b>30,327.06</b>	<b>57,914.00</b>
<b>Other Income/Expense</b>				
Other Income				
601 · Interest Income Replacem Funds	1,429.28	0.00	1,429.28	0.00
<b>Total Other Income</b>	<b>1,429.28</b>	<b>0.00</b>	<b>1,429.28</b>	<b>0.00</b>
Other Expense				
653 · Landscape Reserves	39,967.00	42,000.00	(2,033.00)	45,000.00
655 · Fire Mitigation - Reserves	0.00	5,000.00	(5,000.00)	5,000.00
<b>Total Other Expense</b>	<b>39,967.00</b>	<b>47,000.00</b>	<b>(7,033.00)</b>	<b>50,000.00</b>
<b>Net Other Income</b>	<b>(38,537.72)</b>	<b>(47,000.00)</b>	<b>8,462.28</b>	<b>(50,000.00)</b>
<b>Net Income</b>	<b>7,038.09</b>	<b>(31,751.25)</b>	<b>38,789.34</b>	<b>7,914.00</b>

# Peregrine Master Association

## Income Statement YTD Comparison

### April 2021

	Apr 21	Jan - Apr 21
<b>Ordinary Income/Expense</b>		
Income		
301 · Master Assoc. Assessment	29,820.00	119,280.00
302 · Trash & Recycling	12,345.00	49,380.00
303 · Interest Income (Operating)	32.73	249.18
304 · Late Fees	20.00	1,140.00
305 · LaBellezza Assessment	1,645.00	6,580.00
306 · Sanctuary Assessment	1,342.25	5,369.00
307 · Villages Assessment	1,114.75	4,459.00
314 · A/R Interest	12.19	178.91
<b>Total Income</b>	<b>46,331.92</b>	<b>186,636.09</b>
<b>Gross Profit</b>	<b>46,331.92</b>	<b>186,636.09</b>
Expense		
512 · Accounting/Office Adminstratio	1,323.34	5,293.36
513 · Administration	384.60	1,706.02
519 · Electric	102.38	71.31
521 · General Maintenance & Repairs	1,032.75	3,729.77
525 · Insurance	0.00	12,465.00
527 · IT Support	0.00	1,922.00
530 · Landscaping	0.00	125.00
532 · Lawn Contract	4,288.00	17,152.00
535 · Legal Expense	29.50	128.50
537 · Management	4,641.67	18,566.68
538 · Security/ Extra Duty Patrols	3,503.61	13,578.91
541 · Snow Removal	1,311.00	14,662.00
542 · Sprinkler System Mgmt/Repair	699.70	699.70
543 · Trash & Recycling	12,202.44	48,842.00
544 · Tree Maintenance	325.00	325.00
546 · Water	771.83	651.83
563 · Storm Water Expense	285.30	1,141.20
<b>Total Expense</b>	<b>30,901.12</b>	<b>141,060.28</b>
<b>Net Ordinary Income</b>	<b>15,430.80</b>	<b>45,575.81</b>
<b>Other Income/Expense</b>		
Other Income		
601 · Interest Income Replacem Funds	21.88	1,429.28
<b>Total Other Income</b>	<b>21.88</b>	<b>1,429.28</b>
Other Expense		
653 · Landscape Reserves	0.00	39,967.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>39,967.00</b>
<b>Net Other Income</b>	<b>21.88</b>	<b>(38,537.72)</b>
<b>Net Income</b>	<b>15,452.68</b>	<b>7,038.09</b>



## Attachment #1

### Safety and Security Committee – May 2021

Committee members are Warren Peterson, Dan Burich and Lindsay Fenton. Last meeting was April 19th via Zoom.

- Spoke with Erin Purcell (traffic engineer) regarding signage within the neighborhood. We should be receiving a pedestrian crossing sign at Kittridge and Woodmen in the next two weeks. She is still waiting for the speed sign to come in.
- There were two occurrences of property theft reported on April 23rd, locations are Vantage Dr and Edenderry Dr.
- Contacted Colorado Springs Utilities about routine fire hydrant maintenance. If there are numerous hydrants that need attention, residents need to submit an email to myself. I will then forward the list to utilities. We can also call 448-4800 to report damage.
- Contacted ASI and CSPD to decrease hours of Patrols. We are attempting to have both agencies (separate patrols) during times of heavy motorcycle traffic.

Steven Garcia, Chair

## Attachment #2 – Landscape and Infrastructure

Committee Members: Brad Helton, Jim Richards, Tony Condon

### Recent Events & Next Steps:

- 4/22/21 – Centennial Trail Access Improvement Proposal Signed (\$3,584.50)
- 5/25/21 – Colorado Springs 150 Tree Challenge Peregrine Tree Planting (\$1,257.04)
- TBD (May) – South Entrance (Centennial) Revitalization Project
- TBD (May) – Centennial Trail Access Improvement Project
- TBD (May) – Annual Color Planting

**Action Items:** None

**2021 Project Summary:** Provided for Reference

<b>2021 RESERVE Projects</b>	<b>Budget</b>	<b>Actual/Bid/Est</b>
#1 Finalize renovation of Orchard Valley Beds	\$40,000	\$39,967 (A)
#2 Rejuvenation of Peregrine's South Entrance	\$2,000	\$1,576 (B)
#3 Centennial Trail Access Improvement		\$3,584 (B)
#4 Wildfire Fire Mitigation (Area TBD)	\$5,000	\$5,000 (E)
<b>2021 RESERVE BUDGET TOTALS</b>	<b>\$50,000</b>	<b>\$50,127</b>
<b>2021 LS - OPERATING EXPENSE</b>	<b>Budget</b>	<b>Actual/Bid/Est</b>
2021 Estimated Expenses		\$4,000 (E)
#5 Annual Color Planting at 4 Filing Signs		\$1,500 (E)
#6 Colorado Springs 150 Tree Challenge		\$1257 (A)
<b>2021 LANDSCAPE BUDGET TOTALS</b>	<b>\$7,095</b>	<b>\$6,757 (E)</b>

## Compliance Committee Meeting

April 5, 2021

Those in attendance: Kristen Petersen, Chair, Lynne Zuluaga, Committee Secretary, Tom Keating, Cindy Lua. Ericka Wills was absent.

- **Update on HOA-coordinated snow shoveling-** Updating letter to go out in Fall/Winter when process is in place.
- **ARC Process on website-** Per the committee's request, the ARC process was made more prominent on the website as we get closer to spring and summer projects. The process was also featured in the newsletter. The hope is that residents will easily access the form and circumvent unnecessary letters.
- **Storage shed covenants-** The committee was asked to review shed covenants and possibly update the language. The goal is to provide both residents and the ARC with better rules regarding accessory units as they seem to be unclear or confusing. The conclusion was that members would work on re-writing the rules based on current shed sizes, height restrictions, proximity to the home, and a neutral or matching to home color. Kristen will circulate a draft, update with feedback from the committee, and provide the updated version to the Board for its review.
- **Other Business-** Dumpster day was again discussed as a potential option to provide residents an easy way to dispose of larger items so they don't end up receiving a letter from the HOA. Concerns about dumpster placement and outside individuals using the dumpster have been issues in the future.
- **Holiday Light Violations-** Letters went out regarding holiday light violations. More holiday light violations may be needed, depending on the description of "holiday lights" or "holiday decorations" v. landscaping lighting. It is believed that several residents still have their holiday decorations out.
- **Current Violations-** The committee suggested giving residents information about violation numbers on a quarterly basis (type of violation and number of times that violation occurred. Example: overnight parking (Number of times), dog issues (number). Providing this information would give the community a feel for the volume of issues in closer proximity to real time so residents can understand the volume of issues occurring.

### **III. Architectural Review/ Common Items**

These are some, but not all, of the types of items that require ARC approval. For any item not specifically listed here or in these Rules, please contact the Property Management Company.

#### **A. Accessory Storage Units**

For the purposes of this section, accessory storage units are plastic storage units, such as the type found at local home improvement centers, or are small storage units made of wood or similar products constructed by the home owner. These are stand-alone, small, generally pre-fab plastic units. These should not be confused with storage sheds (see B below for information on storage sheds). Some of the more common types of plastic units are listed here to provide examples only: Suncast in sizes 6'H x 3'D x 4.7'W and 34" H x 54" W x 26" D, Duraworx Apex 6'x3', Rubbermaid large vertical 77"H x 56"L x 32"D, Lifetime Sentinel 8'H x 2.5'D x 8'W, Suncast large shed 6'H x 5.5' D x 5.5'W). The maximum size of the footprint is thirty-six (36 square feet) for the accessory storage unit.

Accessory storage units are permitted upon review and approval by the ARC. These units will be approved on a case-by-case basis, taking into consideration the lot size, square footage of the home, proposed location of the storage unit, and its impact on neighboring properties (as determined by the ARC). The unit must be screened/shielded from street view. Accessory storage units guidelines listed here will be used by the ARC in their decision-making process:

1. Units shall be located in the rear yard or a location that is not prominently visible from the street. No units shall be placed in the front yard. The unit shall be located as close to the home as is reasonably possible to reduce visual impact on neighboring homes. With ARC approval, a unit may also be placed under back decks or patios if their appearance does not detract from the overall aesthetics of the property.
2. The structure shall adhere to Site Development and Architectural Standards.
3. No accessory storage unit shall exceed 6'6" in height.
4. No accessory storage unit shall exceed 36 sq. ft.
5. No more than one storage unit will be approved per lot.
6. The unit must be neutral in color or, if constructed by the homeowner, should be painted the same color as the home.
7. The unit must adhere to the City of Colorado Springs easement rules for accessory units. See types of setbacks based on location of shed on property.
8. With ARC approval, units that are permanently attached to the home may be constructed provided that they are made of the same materials as the home and painted the same color as the home.

Should the ARC approve a storage unit that, once constructed, does not match the submitted plans, the unit will be removed at the owner's expense. All accessory storage units must be maintained in an attractive, safe, and clean condition.

#### **B. STORAGE SHEDS**

For the purpose of this section, regular or custom storage sheds are considered built sheds (whether custom or ordered) assembled with the purpose of storing larger yard-related items. Both permanent (with a foundation) and non-permanent (without a floor) storage sheds fall into this category. Storage sheds are permitted only by the review and approval of the ARC. Sheds will be approved on a case-by-case basis, taking into consideration the lot size, square footage of the home, proposed location of the storage unit, and its impact on neighboring properties (as determined by the ARC). The shed must be

screened/shielded from street view. Storage shed guidelines listed here will be used by the ARC in their decision-making process:

1. Sheds shall be located in the rear yard or a location that is not prominently visible from the street. No shed shall be placed in the front yard. The shed shall be located as close to the home as is reasonably possible to reduce visual impact on neighboring homes.
2. The structure shall adhere to Site Development and Architectural Standards.
3. No shed shall exceed 7' in height.
4. No shed shall exceed 64 sq. ft.
5. No more than one shed will be approved per lot.
6. The unit must be painted the same color as the home.
7. The roofing materials and color must match the home.
8. The shed must adhere to the City of Colorado Springs easement rules for accessory units. See types of setbacks based on location of shed on property, generally 5' from the property line.

### **C. Other Accessory Structures**

Accessory structures such as gazebos, patio trellises, pergolas, greenhouses, and other exterior structures will be reviewed by the ARC on a case-by-case basis. Decisions by the ARC will take into consideration the lot size, square footage of the home, proposed location, its impact on neighboring properties (as determined by the ARC) and street view. No carports are permitted. The structure must be approved by the ARC before construction begins and meet the following criteria:

1. Must be located in the rear yard and not prominently visible from the street.
2. Must adhere to the Site Development and Architectural Standards.
3. Must be neutral in color (as determined by the ARC).
4. If requesting construction of a gazebo, it must be an integral part of the landscape plan.
5. Greenhouses must not exceed the same size requirements as a shed (Section B above) and may be required to be smaller based on location, lot size, and proximity to neighbors.
6. No structure will be created that detracts from the overall aesthetics of the property (as determined by the ARC).

Attachment #4

## Communications Committee

No April report

## Attachment #5

- **Community Events**

Community Event Committee: Michelle McArthur (Chair) Jim Richards- Cinema in the Park

- **Cinema in the Park:** July 24<sup>th</sup> 8.30 P.M.- 10.30 p.m. at Woodmen Valley Park. Special event permits and noise hardship form have been started. NTSOC are being approached for re-sponsorship, we currently have a list of approx.10 films that we are looking at. The screen has been confirmed for the event. Cost approx. \$2000

**Suggested films,** Cars, Hotel Transylvania, Home alone, Nemo, Shrek, Toy Story, Minions, Incredibles, Mary Poppins, ET,

- **Music in the Park:** August 20<sup>th</sup> 6.30 p.m.-8.30 P.M. at Woodmen Valley Park. Special events and noise hardship forms have been started. We have one band that are mostly Peregrine residents, Blue Solstice, awaiting their confirmation of date. There is a possibility that NCETS will work with us at this event incorporating honoring first responders here, rather than hold a separate event, awaiting a zoom or face-to-face meeting for further updates. I have been in contact with 4 food trucks in relation to attending the event, awaiting their confirmation. Kona Ice have confirmed along with balloon twisting. CSPD are a possible awaiting further information dependent on restrictions and manning levels. Awaiting responses from face painting and CSFD currently. Reardon partners have agreed to be a sponsor awaiting an update. Cost approx. \$3000

**Food Trucks,** Rocco's Italian, Crepes N Go, Bale Bale- Honduran concept food and Mile High BBQ

- **Scavenger Hunt,** set for September 25<sup>th</sup>, more details to follow. Cost approx. \$500
- **Turkey Trot,** set for November 25<sup>th</sup> between Woodmen Roberts and the Tennis courts. No permits are required and very little planning, awaiting restrictions etc. closer to the time. Budget \$500
- A tour of Falcon Subdivision for children and parents, children would be shown all the areas of the station and get to meet officers, detectives and even examine a cruiser! I am awaiting further information from Officer Ausec, as to when these activities start again.

Michelle McArthur- Community Events.

## **Alpine Glen Committee (AGC) Report – May 2021**

Meeting Minutes, April 11, 2021

The AGC Zoom meeting occurred Sunday, April 11, 2021, 6PM-6:40PM. Attendees: Harry Flanagan, AGC Chairman; Ron Finch, Committee Member; Peter Harding, Committee Member; Andy McArthur, AGC Budget Lead; Theresa and Tim Blocher, Resident Guests. Unavailable/Absent: Lynn Martinez, Committee Member; Michelle McArthur, Peregrine Master Association (PMA) Board of Directors (BOD) Vice President/Committee Advisor

- **Old Business**

**2021 Mulch-to-Rock Projects Landscaping (Lynn).** Lynn was unable to attend the meeting so this item is tabled until the May AGC. However, the attending AGC members did discuss their recommendations for Lynn to consider, which include:

- Determination that residents bordering the new plants are willing to water them as required until established even with the drip lines operational.
- Determination of number and type of deer resistant, water tolerant plants to install. Recommendations included Russian sage, grasses, potentilla, etc. and any others the gardening center might recommend.
- Determination as to installation approach....self-help or get ULS to do it.
- Target to plant by late May 2021.
- Target of \$1,000 is still AGC approved for project. If we used ULS to plant vs self-help, that labor cost would come out of the money.

**Block Captain Neighborhood Contact Roster/Text Plan (Michelle).** To date, 18 of the 38 AG homes have agreed to text notification of key information. Michelle and Harry will directly contact remaining residents for interest.

- **New Business.**

**Monthly BOD Report (Harry).** The April report was submitted to Z&R Management on April 5, 2021. The AGC had no additional comments. (See enclosure).

**Budget Report (Andy).** Budget remains on track with a \$6-7K surplus expected at the end of 2021. The mulch-to-rock invoice is paid. Surplus is dependent on water usage and expenses exceeding normal operating expenses (See enclosure).

**Potential 2021 Self-Help Projects (Harry).** Potential projects starting in the May/June timeframe include grass/plant installation in the new rock beds and selected planting in Alpine Glen Drive entryway. Removal of deep rooted plants along McKinnet Tree is deferred at this time for potential ULS evaluation and support as it may exceed resident capability.



## **Alpine Glen Committee (AGC) Report – May 2021**

Meeting Minutes, April 11, 2021

**Community Events (Michelle).** Potentially, the following community events are planned and look promising. All are subject to change within federal/state/local COVID-19 restrictions.

- Cinema in the Park – July 24th - Woodmen Valley Park
- Music in the Park – August 20<sup>th</sup> – Woodmen Valley Park
- Scavenger Hunt – September 25<sup>th</sup> – Location TBD
- Turkey Trot – November 25<sup>th</sup> – Start at Woodmen Valley Park

**2<sup>nd</sup> Quarter Newsletter (Harry).** The final draft newsletter was reviewed for any additions or comments. Peter recommended addressing a neighborhood concern with an added paragraph regarding speeding (added). The newsletter was distributed to residents April 13, 2021.

**Neighborhood Recommended Vendors and Service Providers (Harry).** We queried our residents as to vendors and service providers they would recommend to friends and neighbors based on work they had accomplished at their homes. A list was provided in the newsletter released April 13, 2021.

### **Target Areas for PMA BOD Focus/Areas of Concern.**

Neighborhood Speeding. With Steve Garcia's assistance, we requested an assessment by the COS Traffic Engineering Division for additional AG signage to remind residents, vendors and delivery drivers to reduce speed in the neighborhood. The assessment resulted in no additional signage needed, but they sent residents a contact card outlining the speeding concerns and asked CSPD to monitor.

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