

THE PEREGRINE Master Association, Inc.
General Membership Meeting Minutes
Location: Mount St. Francis Auditorium
November 17, 2021

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

Andrew Bird	President
Michelle McArthur	Vice President
Lindsay Fenton	Secretary
David Fulton	Treasurer
Steve Garcia	Director at Large
Brad Helton	Director at Large
Kristen Petersen	Director at Large
Derek Patterson	Z&R Property Management
Kristie McKitterick	Balanced Bookkeeping
Presenters: Bret Lacey	Fire Marshal
Ashley Whitworth	Wildfire Mitigation Office
Melissa Hoffman	Wildfire Mitigation Office
Corey Farkas	Public Works
Dave Donelson	Council Member, District 1

Homeowners present: A total of one hundred forty-five (145) homes were represented; eighty-eight (88) homes by direct mail-in proxy ballot, one (1) home by proxy, and fifty-six (56) owners in person. A quorum was present [51]. Mr. Patterson and Mrs. McKitterick conducted roll call.

Mr. Bird introduced the Board of Directors and the guest speakers.

Mr. Bird presented the **President's Report** provided in a 15-page meeting handout projected visually onto a large screen. Topics included the Board's commitment to continuous improvement focusing on transparency, communication, infrastructure, safety & security, community building, rejuvenation of common areas, modernization, and covenant compliance.

He further discussed the results of the 2021 Survey, highlighting the community's overall satisfaction of the Board being at 89.53%, the community's perceived value of five different topics, and the use of the Association's website and social media accounts. Some of the recent common area landscaping rejuvenation projects completed this year were also highlighted.

Mr. Fulton presented the **Financial Report** provided in the same meeting handout. Topics included the Board's work on the 2021 Budget, current financial status, projected year-end status, and Reserve funding.

The 2022 Budget strategy was reviewed to include the Board's fiduciary responsibility, reducing expenses where possible, working on year-end projections to improve budget accuracy, accounting for capital improvements, and successfully negotiating with community vendors to achieve minimal increases despite high inflationary pressure. Numerous spending charts/graphs were reviewed with discussion on Reserve funding and allocations for future landscaping updates and long-term goals for building the current reserve balance.

Mr. Lacey, Mr. Garcia, Ms. Whitworth, and Ms. Hoffman discussed the results of recent chipping events and other information regarding wildfire mitigation work in the Common Areas and for individual lots (a handout was provided to all members). Ms. Hoffman emphasized the two eligibility requirements for the chipping event. In order to participate in the chipping program, residents must either a) attend

the Peregrine Annual Membership Meeting or b) schedule an onsite consultation before the chipping date. For assistance, please call Wildfire Mitigation at (719) 385-7493.

Mr. Farkas discussed the City's programs, policies, and plans to address future concrete projects, street repairs, paving projects, and snow removal. He has met with Peregrine Board members to identify the most critical streets in the neighborhood and has tentatively put a plan together. He has committed to addressing these streets in 2022: Routt Ct., Vantage Dr., Upper & Lower Kittridge Ave., and Hoodoo Dr. Additionally, these streets will be addressed in 2023: Falconstone Ct., Shiprock Ct., Spire Ct., Ravenstone Ct., and Starstone Ct. A question-and-answer period followed. Mr. Farkas reiterated the effectiveness of using the GoCOS app or calling (719) 385-ROAD to report issues to their office.

Mr. Donelson discussed City topics to include public safety, infrastructure, small businesses and trails, and open spaces. A question-and-answer period followed.

There is one expiring term for this year's meeting, currently held by Mrs. McArthur. Three volunteers were on the ballot (Mr. Jack Greenfield, Mrs. Michelle McArthur, and Mr. Ed Naughton). The floor was opened for nominations and there were none. All three candidates gave a brief presentation to the members present.

While ballots were being collected and counted, Mr. Helton presented the 2021 Landscaping & Infrastructure programs for the community; and reviewed the approved plans for 2022.

Mrs. McArthur was elected and will serve a 3-year term, ending in 2024. The vote count totals were: McArthur (67), Naughton (45), Greenfield (24).

It was reported that residents approved the additional items on the ballot: the 2020 Annual Meeting minutes (136-0 in favor), the 2022 Fiscal Year Budget (136-0 in favor), and the term amendment for the Association's Treasurer until 2023 (130-6 in favor).

The floor was open for questions, comments, and suggestions.

There being no further business, the meeting was adjourned at 8:22 PM.

Lindsay Fenton
Secretary