

# The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes  
Location: Mt. Saint Francis Auditorium  
November 17, 2021

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Mr. Bird called the meeting to order at 8:30 p.m. Present were:

Andrew Bird	President
Michelle McArthur	Director at Large
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

## Hearing(s):

A hearing was held for 3180 W. Woodmen Road to consider an initial \$70.00 assessment fine and other enforcement actions for not complying with two landscaping violations. The owner's representative did respond. A motion was made to place the initial fine in abeyance and issue a new 30-day compliance date to complete the work. If compliance is met, no fine will be imposed. If compliance is not met, the initial fine will be imposed. The motion carried 7-0 in favor.

A hearing was held for 8140 Vance Court to consider an initial \$150.00 assessment fine and other enforcement actions for not complying with trailer parking. The owners did not respond. A motion was made to impose the initial fine, which carried 7-0 in favor.

## Treasurer's Report:

The October Treasurer's Report was reviewed.

The Aged Receivables Report was reviewed.

## Secretary's Report:

The October Board meeting minutes and the October Budget meeting minutes were unanimously approved as submitted.

## 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 for compliance issues, previous Hearing status, new or possible Hearings, and the extra duty/private security patrol schedule.

The September and October monthly Lawn Care reports were reviewed.

The Water Usage reports were reviewed.

**Old / New Business:**

The owner of 7707 Solitude Lane submitted a request to have three assessment fines removed, resulting from not responding to requests to provide information if the home was rented. The owner did respond and provided contact/updated information after the last fine. Discussion followed. A motion was made to remove all fines (\$160), which was seconded. The motion died 2-5 in favor. A motion was made to reduce the fines to \$75.00, which carried 7-0 in favor.

The owners of 8010 Applestone Court submitted a request to obtain an on-street overnight parking variance while their garage construction project is being completed. A similar request was previously approved, but the project was not completed on time. Discussion followed. A motion was made to grant a second variance until December 31 for up to 3 vehicles, and if any parking violations are observed after that date, the owners will be subject to a \$100 fine per occurrence. The motion carried 7-0 in favor.

There was discussion on which format to release the results of the recent community survey; there were four options. Lengthy discussion followed. A motion was made to use option three, which carried 5-1 in favor with 1 abstention. Mr. Bird submitted his resignation from the Board effective immediately and left the meeting.

The Board will hold their organizational meeting on December 6, 2021, at 1 PM to appoint Officers and further discuss options for appointing the vacated term (1-year remaining).

The meeting was adjourned at 9:24 PM.

Lindsay Fenton  
Secretary