

**THE PEREGRINE** Master Association, Inc.  
Board of Directors Meeting Minutes  
Location: Mt. Saint Francis Auditorium  
February 9, 2022

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Mrs. Petersen called the meeting to order at 6:00 p.m. Present were:

|                  |                         |
|------------------|-------------------------|
| Kristen Petersen | President               |
| Lindsay Fenton   | Secretary               |
| David Fulton     | Treasurer               |
| Steve Garcia     | Director at Large       |
| Brad Helton      | Director at Large       |
| Derek Patterson  | Z&R Property Management |

Excused Absence: Michelle McArthur Vice President

\*14 residents were in attendance

**Owner's Forum:**

The Board was thanked for their recent emails to the community covering numerous topics.

**Hearing(s):**

None.

**President's Report:**

Mrs. Petersen reviewed a list of numerous projects and tasks she is working on with different City agencies and future Board goals. A question-and-answer period followed.

**Treasurer's Report:**

Mr. Fulton reviewed the Treasurer's Report noting the December year-end financial status and January 2022. Total Assets \$1,019,769.12 with \$573,162.93 in Cash and \$346,873.34 in Reserves. A secondary handout was reviewed which discussed making the 2021 Reserve transfer of \$89,733.45. Of this total amount, \$47,914.00 was originally planned for in the 2021 budget, and \$41,819.45 is from unspent dollars from 2021 and thus increases the allocated reserve fund. A motion was made to make the transfer which carried 4-0 in favor.

Mr. Helton joined the meeting.

A second motion was made to transfer \$3,500.00 from Community Events to Administration to pay for an HOA storage unit and Board management software. The motion carried 5-0 in favor.

The Aged Receivables Report was reviewed.

**Secretary's Report:**

The November Board meeting minutes, the November Annual Meeting minutes, and the December Board meeting minutes were unanimously approved by an email vote.

## **Committee Reports:**

Mr. Garcia presented the Safety & Security Report and took questions from the floor.

Mr. Helton presented the Landscaping & Infrastructure Report.

Mrs. Fenton presented the Communications Report and reviewed a new draft Policy for how Association communications will be issued. Discussion followed. A motion was made to approve the Policy, which carried 5-0 in favor. This Policy will update the current Communication Policy and Social Media Policy from 2014.

Mrs. Petersen reviewed the Community Events Report in Mrs. McArthur's absence and the 2022 event dates were approved. It was noted that there will be no Oktoberfest event.

- Community Egg Hunt - Apr. 9
- Community Garage Sale - June 3/4
- Movie in the Park - July 15
- Music in the Park - Aug. 5
- Turkey Trot - Nov. 24

Mr. Flanagan presented the Alpine Glen Report.

The New Owner Welcome Letter was updated.

Mrs. Petersen reviewed a list of all Committee members with some changes being noted. A motion was made to formally approve these Committees for 2022, which carried 5-0 in favor.

## **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 December and January Lawn Care reports were reviewed.

The 2021 year-end Water Usage report was reviewed.

## **Old / New Business:**

There was discussion about the use of Board member emails once a board member is no longer active. The discussion was based on what options should be considered moving forward and how best to manage email data for the future. This issue was tabled to the March meeting.

The Board reviewed three applications for the vacant Board position, and a motion was made to appoint Mr. Jack Greenfield, which carried 5-0 in favor. His term will expire in November 2022.

Mr. Garcia briefed the members present on the current Wildfire Mitigation Program and the Association's Firewise USA certification. A question-and-answer period followed.

It was noted that food and drinks might be available at future meetings, if allowed at the meeting location.

The meeting was adjourned at 7:20 p.m.

Lindsay Fenton  
Secretary