



Mrs. Petersen called the meeting to order at 6:07 PM.

Present were:

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

Excused Absence: Jack Greenfield Director at Large

* 4 residents were in attendance

Hearing(s):

Two (2) hearings were called, but both owners complied by the second compliance date, thus hearings were not necessary.

President's Report:

Mrs. Petersen reviewed a list of projects on which she is working:

The City has installed both gates for Blodgett Open Space. Our Park Ranger, Elaine Freeth, is finalizing the contract for someone to lock it each evening. This is expected to be scheduled by April 2022.

It was decided that the Board would reactivate the Neighborhood Watch Program for the community. We will reach out to previous block captains to assess their interest and then open the group to the entire neighborhood.

More work is being done with City Traffic Engineer, Todd Frisbie, about installing "No Overnight Parking" signs on upper W. Woodmen Road. Adding these signs will allow CSPD to enforce this law more effectively.

A meeting with representatives from Mt. Saint Francis is being sought to better understand the plans for when they transition to Centura Health in 2024. Additionally, security patrols will be discussed to see how we can work together on common areas of concern.

A question-and-answer period followed.

Treasurer's Report:

Mr. Fulton reviewed the Treasurer's Report noting the February financial status. Total Assets are \$975,523.85, with \$472,013.38 in Cash and \$426,921.00 in Reserves. The completed repairs from the December windstorm were roughly \$5,815. Two additional stone pillars are being repaired soon (weather dependent) and will be approximately \$2,000. These are all Reserve expenses.

It was noted the Association is going to use Google Workspace instead of Boardable, which is also a monthly subscription per user. Mr. Fulton and Mr. Greenfield did extensive research on the best product to use for our needs, at the best price. This option is considerably less expensive than Boardable and will be able to provide almost the same service. Various features of the G Suite were highlighted, and board members were directed to activate their accounts and begin using it as the main form of communication. Mr. Fulton also requested everyone's input on adding additional users to the account.

Secretary's Report:

An email vote unanimously approved the February Board meeting minutes.

Committee Reports:

Mr. Garcia presented the Safety & Security Report. It was noted that Fire Marshal Lacey has received wildfire mitigation money for 2022 and is finalizing how it will be distributed.

Mr. Helton presented the Landscaping & Infrastructure Report.

ULS is working with Harding's Nursery to investigate why the Peregrine Community Tree died last fall. Since the tree is within the warranty period, a new tree is being requested.

It was noted that the four (4) irrigation smart controllers are no longer supported for 3G. New 4G cellular cartridges must be installed and pricing is approximately \$3,200 plus labor. This money will come from Reserve expenses.

ULS had identified areas throughout the community which sustained landscaping snow removal damage during our recent storms. These areas will be repaired/restored in the spring at their expense.

There was no Covenant Compliance Committee report.

Mrs. Fenton presented the Communications Report.

A new meeting minute review and approval process using Google Workspace (formerly GSuite) will be implemented for the March minutes.

Topics for the March newsletter were reviewed.

There was a discussion on emails received through the website and documentation of our responses. It was reiterated that when a board member or property manager receives an email through the website form, they will copy the Board Secretary on the response. All responses will be recorded within Wordpress for reference. It was noted that this process will be discussed with our website provider to explore other options.

Mrs. McArthur presented the Community Events Report.

Mr. Flanagan submitted the Alpine Glen Report and Mrs. McArthur provided updates to his report.

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 February Lawn Care report was reviewed.

The 2022 Water Usage report is ready for the upcoming season.

Old / New Business:

The Document Retention and Destruction Policy was initially created in 2014, but the policy could not be found. Mr. Patterson presented a draft of the new policy for review, as it is a required document. After review and discussion, a motion was made to approve the policy, which carried 6-0 in favor.

The meeting was adjourned at 7:00 PM.

Lindsay Fenton
Secretary

Landscape and Infrastructure

Committee Members: Brad Helton, Jim Richards, Tony Condon

Recent Events Overview:

- 3/2/22 - Committee in-person working meeting to review 2022 upper Woodmen landscape project requirements with ULS at the corners of Ruststone Ct, Needlegrass Lane, and Heartland Way
- 3/4/22 – Estimated date that easements will be completed for the upper Woodmen projects

Action Items: None

- **Community Events**

Community Event Committee: Michelle McArthur (Chair), Shirley Cote, Michelle Helm Lauren Rafferty, & Jeff Scharf

- **Easter Egg Hunt:** April 9th Woodmen Valley Park 9.00 a.m. We have 400 filled eggs for this event, Lauren is working on the signs and logo for email etc., awaiting a update, once confirmed I will order the yard signs. I have 3-4 non family helpers to distribute the eggs. Lindsay is looking at my suggested dates and we will confirm the communication dates as soon as possible . Estimated cost \$250. We will need to find someone to play the Easter Bunny.
- **Peregrine Community Garage Sale,** Friday June 3rd and Saturday June 4th, 8am till 4pm both days. I will be contacting Lindsay in next few weeks to confirm communication dates and will ensure that yard sales are purchased by end of March beginning of April.
- **Movie in the Park:** Saturday July 15th at dusk, Jeff has investigated movies, Encanto is the one we have decided on and is good for ages 6+.I have contacted the firm re the inflatable movie screen, the date is confirmed and the deposit has been paid. I will be contacting Parks and Rec. within the next week to get the permit, along with CSPD to get the noise hardship form. I will also make sure we have a food truck or 2 available along with glow sticks for the children. Estimated cost \$2500. I issue closer to the event a sign up genius for clean up after the event
- **Music in the Park:** Friday August 5th 6.30p.m.- 8.30 p.m. We have the band confirmed the Cari Dell trio, cost \$750, I will be contacting food trucks next week along with getting the Parks and Rec. Permit and the Noise Hardship permit from CSPD. We will have glow sticks for the kids.Estimated cost \$1500-\$2500. Closer to the time I will issue a sign up genius for clean up after the event.
- **Oktoberfest: CANCELLED,** this was set for Saturday Sept 24th 2-8 p.m.
- **Turkey Trot:** November 24th , by Woodmen Roberts Elementary and the Tennis courts. No permits required but we will need permission from WRE to set up the registration table on the common area that D20 owns in this area. Closer to the time I will forward the 2 routes to Safety and Security along with CSPD. I will also issue a sign up genius for volunteers to be safety Marshall's. Estimated cost \$350-\$400

Michelle McArthur- Community Events.

Alpine Glen Committee (AGC) Report – March 2022

Originally scheduled for February 14th, no meeting was held this month due to Valentine's Day.

Attendees: NA

Unavailable/Absent: NA

Old Business

2022 Project List/Contractor Solicitation for AG Surrounding Wall. To date, we have had three evaluations of the wall surrounding Alpine Glen. Two formal cost estimates have been received. We are still awaiting the estimate from the third vendor, expected in early March.

Once all estimates are received, the Committee will conduct an evaluation and determine a recommended path-forward for the repair/maintenance approach in 2022.

Roof Damage. Based on the December 15, 2021 wind damage, 8 homes within AG were affected. To date, five have been repaired and the remaining three are still undergoing insurance coordination and repair scheduling.

New Business. NA due to no meeting.

Other Topics from Committee Members (All). NA due to no meeting.

Key Upcoming Events and Dates

Next Alpine Glen Committee Meeting (All). The next AGC will be on March 14, 2022.

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