



Mrs. Petersen called the meeting to order at 6:00 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
Jack Greenfield	Director at Large
Derek Patterson	Z&R Property Management
Kristie McKitterick	Balanced Bookkeeping

* 7 residents were in attendance

Owner's Forum:

There were no comments or suggestions submitted for the Owner's Forum.

Residents in attendance thanked the Board for the recent upgrades to the Peregrine entrance sign (Centennial) and new rock beds along W. Woodmen Ave. (at Heartland Way, Needlegrass Lane and Ruststone Court).

Hearing(s):

None.

President's Report:

Mrs. Petersen provided updates on numerous topics:

Earth Day Weekend Events/Friends of Peregrine Parks and Open Space – Information provided on our website and in recent newsletter.

Blodgett Open Space (BOS) - New streetlights should be installed in 2 weeks, the new gates have been installed and the contract for locking the gates at night is being finalized between the City and its vendor. The City will be installing new no overnight parking signs along the upper bend of W. Woodmen Road.

Neighborhood Watch Program is being re-activated community-wide and a kickoff meeting will be planned.

Mount Saint Francis is assisting with having their own private security patrols drive near the Sawback/Woodmen area, near the back of their property. A question-and-answer period followed.

Treasurer's Report:

Mr. Fulton reviewed the Treasurer's Report noting the March financial status. Total Assets \$928,564.64 with \$860,870.31 in Cash and \$421,257.12 in Reserves. All of the December windstorm repairs were completed, totaling \$11,520.

It was noted the CSPD is utilizing a third-party vendor to handle all extra-duty patrols and billing is now weekly vs. once a month. It was agreed to pay the invoices as they are received. Historically we have accounted for CSPD invoices on a trailing month basis. This change will now account for invoices in the month received, which will impact FY '22 S&S accounting by bringing one additional month's expense forward into '22.

A storage unit has been rented to store Peregrine HOA property. It was requested that anyone who is storing any HOA property please contact Mr. Fulton to have it stored in this facility.

Secretary's Report:

An email vote unanimously approved the March Board meeting minutes. It was agreed to use the Peregrine pinecone logo as the new header.

Committee Reports:

Mr. Garcia presented the Safety & Security Report.

Volunteers are being sought for the Neighborhood Watch Program. Former Block Captains were notified first and then a community-wide email will be sent requesting volunteers. Board members are planning to meet with Officer Chris Ausec in preparation for this re-established program.

Mr. Garcia stressed the importance of reporting all crimes that occur within the neighborhood, no matter the size or severity. This has been communicated to residents in various emails and it will continue to be strongly encouraged so that CSPD has an accurate record of all incidents.

Mr. Helton presented the Landscaping & Infrastructure Report.

A bid from Unlimited Landscape Services, Inc. was reviewed to replace the dead Blue Spruce/Community tree at W. Woodmen/Kittridge Ave. This bid includes removal of the old tree, the purchase of a new tree, delivery & installation of the new tree, stakes/wire/equipment, a dedicated drip line and a one-year warranty. After discussion, a motion was made to approve the bid which carried 7-0 in favor.

The committee is currently discussing potential upcoming maintenance projects and planning for the 2023 budget process.

Mr. Greenfield presented the Covenant Compliance report.

Mrs. Fenton presented the Communications Report.

It was requested that all logos for 2022 events be updated and added to the G Drive Community Events folder.

Mrs. McArthur presented the Community Events report.

The Community Egg Hunt occurred on April 9 and management issues will be discussed among board members to improve for the future. It was agreed that the board will create a survey to send to participants to garner feedback after events.

The Community Garage Sale will run on Friday, June 3 and Saturday, June 4 from 8 a.m. to 3 p.m. both days. Mr. Patterson will manage the marketing efforts through The Gazette and Craigslist. Residents are responsible for their own signage and management of their personal sale.

Mr. Flanagan presented the Alpine Glen Report.

Repairs to the stucco perimeter wall were reviewed, which was broken into three (3) phases of work. It was agreed to approve the bid for Phase 1, totaling \$8,815.00, which is funded by the Alpine Glen Association.

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 March Lawn Care report was reviewed.

The 2022 Water Usage report is ready for the upcoming season. The water and electric have been activated for the season.

Old / New Business:

Mr. Patterson reviewed an email from Corey Farkas, City Public Works Manager regarding sidewalk ownership and replacement responsibilities in the public right of way (on individual lots or Common Areas). An in-person meeting will be sought to clarify.

Mrs. Fenton discussed the idea to amend the recently member-approved Resolution Regarding Establishing Board Terms. It was noted that a new resolution would need to be created and submitted to the community for a vote at the next Annual Meeting.

The meeting was adjourned at 7:26 PM.

Lindsay Fenton
Secretary

Covenant Compliance Committee Report – April 2021

1. Meeting held on April 12, 2021
2. Committee members in attendance:
 - a. Cyndi Lua
 - b. Jack Greenfield
 - c. Lynne Zuluaga
 - d. Tom Keating
3. Topics Discussed
 - a. Restarting the committee
 - b. Inconsistent application of covenants in ARC decisions
 - c. Inconsistent enforcement of covenant violations
4. Next Meeting – By end of month
5. Action Items
 - a. Reach out to ARC re: forms of coordination such as periodically attending each others' meetings (Jack).
 - b. Find out where we can get statistics on number of violations, notices and enforcement actions (Tom).
 - c. Publish minutes of the meeting to be shared w/ the board (Lynne).
 - d. Schedule next meeting before end of month based on member poll responses (Jack).

Jack Greenfield
Covenant Compliance Committee Chair
greenfield@peregrinehoa.com

Communications Report – April 2022 Board Meeting

- 1) Website/email entries update
- 2) Email Communications:
 - a. 3/16 - March Newsletter
 - b. 3/17 – Egg Hunt Email
 - c. 3/31 – Egg Hunt Reminder
 - d. 4/6 – April Board Mtg Agenda
- 3) New Residents
 - a. Delivered approx.. 18 in January 2022
 - b. Delivered 4 in March 2022
 - c. Discuss Block Captain responsibility in future

Lindsay Fenton
Communications Lead

Landscape and Infrastructure

Committee Members: Brad Helton, Jim Richards, Tony Condon, Teri Winter

Recent Events Overview:

- 3/16/22 - Committee in-person working meeting
- L&I projects along Woodmen Road completed (see pictures below)

Action Items:

- Community tree removal and replacement

Recent Topics of Interest:

- 2023 project ideas and plan development
- Ensure light poles to be installed on Woodmen match the neighborhood
- Poor south entrance sign appearance after graffiti removal
- East entrance sign lighting
- Fence repair on Woodmen
- Sprinkler repairs on Woodmen and overall status of irrigation system

Pictures of recently Completed Landscaping Projects along Woodmen Road:

Ruststone Court



Heartland Way



Needlegrass Lane



April 2022 - 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 600 will be 700 filled eggs for this event, and yard signs are out. I have volunteers for distributing and cleaning up—an estimated cost of \$250, excluding insurance which will be around another \$580. We will need to find someone to play the Easter Bunny.
- **Peregrine Community Garage Sale,** Friday, Jun 3rd, and Saturday, June 4th, 8 a.m. till 4 p.m. both days. Lindsay and I are communicating regarding dates for the release of information. Lauren is looking at logos and yard sign suggestions. I hope to have yard signs out in mid-May. Derek will usually issue the information via gazette etc., along with our outlets.
- **Movie in the Park:** Saturday, Jul 15th at dusk, Jeff has two versions of Encanto. I have contacted the firm regarding 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 and CSPD to get the noise hardship form. We have confirmed one food truck that will serve both Hotdogs and popcorn available along with glow sticks for the children. The estimated cost is \$2500. I will issue closer to the event a sign-up genius for clean up after the event
- **Music in the Park:** Friday, Aug 5th, 6.30 p.m.- 8.30 p.m. We have the band confirmed for the Cari Dell trio, which cost \$750. I will be contacting food trucks soon and getting the Parks and Rec. Permit and the Noise Hardship permit from CSPD. We will have glow sticks for the kids. The estimated cost is \$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:** Nov 24th, by Woodmen Roberts Elementary and the Tennis courts. No permits are required, but we will need permission from WRE to set up the registration table in the common area that D20 owns in this area. Closer to the time, I will forward the two routes to Safety and Security along with CSPD. I will also issue a sign-up genius for volunteers to be safety Marshall's. The estimated cost is \$350-\$400

Michelle McArthur
Community Events

Alpine Glen Committee (AGC) Report – April 2022

Meeting Minutes, March 14, 2022

The Committee held a virtual (Zoom) meeting on Monday, March 14, 2022. The meeting started at 6PM and concluded at 6:35PM. The following minutes are provided for resident information.

Attendees

Harry Flanagan, AGC Chairman; Andy McArthur, AGC Budget Lead; Greg Bean, Committee Member; Ron Finch, Committee Member; Peter Harding, Committee Member; Michelle McArthur, Peregrine Master Association (PMA) Board of Directors (BOD) Vice President/Committee Advisor, Sandy Sutter, Resident Guest (via Zoom)

Unavailable/Absent

None

Old Business

2022 Project List/Contractor Solicitation for AG Surrounding Wall (Harry). The majority of meeting time was spent on this topic.

The AGC received three bids from contractors interested in repair of the wall surrounding Alpine Glen. The contractors were Greg Unseth Painting and Exteriors, CM Robinson Contracting and DeCarlo's Painting. The Committee reviewed each bid and determined that this will probably have to be a multi-year (3 year) project based on estimated costs and available budget.

Additionally, since there were various views and approaches to the work, the AGC agreed to codify, in a written document, the expected work scope/year and resolicit to the three bidders for revised costs. The written scope is attached. Although addressed to CR Robinson, all three vendors received the same scope document.

We have asked for vendor revisions by April 7, 2022.

Roof Damage (Harry). Based on the December 15, 2021 wind damage, all 8 homes within Alpine Glen have now been repaired.

New Business.

Budget Report (Andy). We are at \$28K+ funding, remain on track with \$11-12K in 2022 estimated fixed costs and a goal of \$10-12K for discretionary (i.e. wall) work. This also allows us to maintain our \$4-5K reserve.

Other Topics from Committee Members and Guests (All).

Sandy brought up that the rock emplaced in 2021 near the south entrance to Peregrine and outside the AG wall is dangerous. While this solution helps with erosion of the area, hikers and

Alpine Glen Committee (AGC) Report – April 2022

Meeting Minutes, March 14, 2022

bikers are creating a path on the side of the rocks due to the large size of the existing rocks in the area. Additionally, the green netting emplaced by the contractor is sticking up in many places and causing a trip hazard. Michelle agreed to address it with the BOD.

Key Upcoming Events and Dates

Next Alpine Glen Committee Meeting (All). The next AGC will be on April 11, 2022.

For additional information and clarification, please contact the undersigned.

Harry Flanagan, Alpine Glen Committee Chairman

alpineglen.committee@gmail.com HDFlanagan@aol.com

7613 Sierra Pine Drive 719-650-4099

March 24, 2022

CM Robinson
590 West Highway 105 #126
Monument, CO 80132

Dear Mr. Robinson,

The Alpine Glen Committee (AGC) has reviewed your estimates for the repair and maintenance of the wall surrounding the Alpine Glen subdivision of Peregrine. As part of this review and consideration of our existing and anticipated budget, we have decided to execute this project over a three year period in three phases. The phases are outlined below:

Phase I (planned for May/June 2022).

- a. Repair the stucco wall at the southeast corner of the subdivision (vicinity behind the home at 2364 McKinnet Tree Lane). This area shows extensive crack and shifting. Our understanding is that this will require some level of plate or strong mesh material to bring back to a serviceable condition. Once repaired, repaint to match with elastomeric paint.





b. Assess, remove and repair unstable stucco at the entry of Alpine Glen Drive, including the lower plant areas, curved wall top and column cap tops as required. This area shows cracks and stucco loss. Once repaired, repaint to match with elastomeric paint.



c. Assess, remove and repair unstable stucco along the Orchard Valley Road wall as required between the street intersections of Sierra Oak Drive/Orchard Valley Road and Alpine Glen Drive/Orchard Valley Road. This includes curved wall top and column cap tops. We estimate 1/3-1/2 of these areas need to be repaired/stucco recoated. Once repaired, repaint to match with elastomeric paint. We also noted the fence connection to the stucco column needs to be repaired (vicinity rear of 2520 Sierra Oak Drive).



Phase II (planned for May/June 2023).

a. Assess, remove and repair unstable stucco on wall top and column cap tops along lower Orchard Valley Road past the street intersections of Sierra Oak Drive/Orchard Valley Road and long the southeast side of the subdivision leading back to McKinnet Tree Lane. This includes the wall entry to the subdivision on both sides of Sierra Oak Drive. Once repaired, repaint to match with elastomeric paint.



- b. Assess, remove and repair unstable stucco wall top and column tops along upper Orchard Valley Road near the intersection of Woodmen Road/Orchard Valley Drive and curving down Centennial Drive to the west side of the subdivision. Once repaired, repaint to match with elastomeric paint.



c. Assess, remove and repair unstable stucco at the entry corner of Woodmen Road/Centennial Drive/Orchard Valley Road, including the lower plant areas, curved wall top and column caps as required (vicinity behind the home at 2592 Sierra Oak Drive). This area shows extensive cracks and stucco loss. Once repaired, repaint to match with elastomeric paint.



Phase III (planned for May/June 2024).

- a. Any further required repairs necessary (time and material rate).
- b. Paint the inside/outside of the entire stucco wall (less iron fence) and remaining top stucco areas with elastomeric paint.

We request you review your previous estimates and cost submissions based on the phase revisions above. We also request you provide a cost update, verification of technical approach (i.e. “we will remove defective stucco and replace with acrylic stucco and coat with elastomeric paint”; “we will reinforce the defective wall area with metal plating, coat with stucco, and apply a matching elastomeric paint”, etc.), estimated timeline to complete the phase and any warranties (labor and material). We also understand that prices may need to be adjusted during the Phase II and III based on changes to labor and material costs. Our intent, based on selection and contractor availability, is to execute the first phase in the May/June time period.

We ask that you provide the above requested information NLT Thursday, April 7, 2022 via email to alpineglen.committee@gmail.com Also request a “CC” copy to HDFlanagan@aol.com

If you have any questions, please feel free to contact the AGC via the info below. We thank you for your interest in our project and look forward to your response.

Regards,

Harry D. Flanagan
Alpine Glen Committee Chairman
7613 Sierra Pine Drive, Colorado Springs, CO 80991
alpineglen.committee@gmail.com
HDFlanagan@aol.com
719-650-4099