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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
Brad Helton	Director at Large
Jack Greenfield	Director at Large
Derek Patterson	Z&R Property Management
Kristie McKitterick	Balanced Bookkeeping

Excused Absence: Steve Garcia      Director at Large

\* 11 residents were in attendance

The Board of Directors introduced themselves to the members present.

### **Hearing(s) / Owner's Forum:**

A hearing was held for 8420 Vance Court to consider an initial \$50.00 assessment fine and other enforcement actions for not complying with a rental document request. The owner was present and updated the requested information during the meeting. A motion was made not to impose the fine, which carried 6-0 in favor.

Questions and comments were noted from the members (e.g., vandalism, police calls for suspicious activities, GFL missed services, new City streetlights, and a report of gunshots in the community).

### **President's Report:**

Mrs. Petersen provided updates on numerous topic:

A meeting was held with the City of Colorado Springs regarding verification of sidewalks and ownership in the public right of way.

The new City streetlights should be installed soon, as underground boring for power is complete.

The Board is staying in touch with the City regarding paving operations for the community in the upcoming years.

### **Treasurer's Report:**

Mr. Fulton reviewed the Treasurer's Report noting the April financial status. Total Assets are \$867,249.93 with \$408,712.96 in the Operating Accounts, \$392,261.62 in Reserves and \$66,275.35 in Accounts Receivable.

The new Community Tree expense is not reflected in the Landscaping Reserve year-to-date total. Mr. Fulton also reviewed a timeline for the 2023 Budget process.

### **Secretary's Report:**

An email vote unanimously approved the April Board meeting minutes.

## **Committee Reports:**

The **2022 Peregrine Priority List** was reviewed.

Mr. Helton presented the Landscaping & Infrastructure Report.

Bids were reviewed to install new lighting options (solar and low-voltage) for the main entries on W. Woodmen and Centennial Blvd. After discussion, a motion was made to first approve new lighting for one main entry as a trial, which carried 6-0 in favor.

Mrs. Fenton presented the Communications Report.

Mrs. McArthur presented the Community Events report.

Mr. Flanagan presented the Alpine Glen 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 2022 Water Usage was reviewed.

The Lawn Care report was reviewed.

## **Old / New Business:**

Mr. Patterson reviewed a proposed entrance rejuvenation project for Angelstone Street for both Common Areas on each side of the road. Work continues to verify the lot boundaries and if any neighboring easements are needed.

Mr. Patterson and Mr. Fulton noted that the SmartProperty Reserve software has been updated to reflect the sidewalk ownership in the public right of way and outside that area. The life span of the concrete was set at 55 years from original pour. This update reduced the Association's projected future costs by \$925,152.

Mrs. Fenton informed the Board that she will be moving soon and will not be able to stay on the Board; the exact date is not yet known. Her term expires in 2022.

There was discussion on GFL delays and missed pickup concerns. The Board appointed Mr. Fulton as the Board Liaison to work with Mr. Patterson in working directly with GFL and issuing community email alerts.

The meeting was adjourned at 7:12 PM.

Lindsay Fenton  
Secretary

**May 2022**  
**President's Report**

1. Met with Derek, Brad and Corey Farkas (City of Colorado Springs) to discuss sidewalk ROW v. sidewalks owned by the HOA. Corey provided information and contacts regarding which areas are the responsibility of the City. Derek is reviewing the maps and getting a clearer calculation on the areas that are considered Peregrine's responsibility. This is vital information for future long-range budgeting and planning for infrastructure costs.
  
2. Communications to the neighborhood on progress for upper W. Woodmen Road. Also discussed issues with Elaine Freeth, park ranger at Blodgett Open Space, who is working with Officer Chris Ausec on contacting the owner of the property on Blodgett Ranch Trail to coordinate safety measures.
  
3. Update on Peregrine paving projects: After meeting with Corey Farkas last year, specific streets in the older sections of the neighborhood were identified as meeting the repaving requirements. These streets were then placed on the City's pavement list based on severity. Corey then allocated 3-5 streets/year on the paving schedule, with the completion of all identified streets within 4 years. The timeframe for the first 3-5 streets to begin the project appears to be late summer/August, but Corey will keep us updated on the dates and exact locations as it gets closer. Funds from PPRTA and 2C are being used for these projects. Once the project begins, the team will identify any curbs/gutters/sidewalks that also need repair on these streets and make these repairs before final paving.

## Safety and Security Committee – May 2022

No meeting held in April

- Planning a meeting with Michelle McArthur and Chris Ausec for Neighborhood watch the week of May 16th.
- There was one property crime reported in April on Blodgett Ranch Trail involving theft from a vehicle. No other criminal activity was reported.
- Discussed Wildfire Incident evacuation with Captain Mike Archuleta from Pikes Peak Regional Office of Emergency Management.
- Meeting with the Safety & Security Committee on May 6th to discuss neighborhood watch and crime trends.

Steven Garcia, Chair

## **Landscape and Infrastructure**

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

### **Recent Events Overview:**

- 4/26/22: Sidewalk repair meeting with city of Colorado Springs
- 5/3/22: Committee in-person working meeting
- 5/3/22: Invoice paid for 2022 L&I projects along Woodmen (\$29,037.00)
- 5/7/22: Community tree will be replaced by this date

### **Action Items:**

- None

### **Recent Topics of Interest:**

- Sidewalk replacement cost and timeline research
- Cost estimate research to repair/replace lighting of neighborhood signs:
  - Woodmen sign entrance powered LED lights: \$2,250.00
  - Two new professional grade solar lights at other signs: \$300.00 per sign
- Continue to collect and research potential 2023 L&I repair needs and projects

## Communications Report – May 2022 Board Meeting

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### April/May Email Communications:

- a. 4/12 – April Newsletter
- b. 4/22 – Community Garage Sale announcement
- c. 4/23 - Neighborhood Watch Re-establishment email
- d. 4/27 – City Updates to upper W. Woodmen
- e. 5/4 – May Board Mtg Agenda
- f. 5/TBD - May Newsletter

Lindsay Fenton  
Communications Lead

## **Community Events**

- Community Event Committee: Michelle McArthur (Chair), Shirley Cote, Michelle Helm, Lauren Rafferty, Jeff Scharf & Ric Trimollos.
- Peregrine Community Garage Sale, Friday, June 3rd, and Saturday, June 4th, 8 am till 4 pm both days. Lindsay and I are communicating re the dates for the release of information. Lauren is finalizing the yard signs and logo. I hope to have yard signs out in mid-May. Derek will, as usual, issue the information via gazette, etc., along with our outlets.
- Movie in the Park: Saturday, July 15th at dusk; paperwork is in with Parks and Rec and CSPD.
- Music in the Park: Friday, August 5th, 6.30 pm- 8.30 pm. I have the committee looking into food trucks, paperwork in progress
- Turkey Trot: November 24th, no further updates as of last board packet

Michelle McArthur- Community Events.

# **Alpine Glen Committee (AGC) Report – May 2022**

Meeting Minutes, April 11, 2022

The Committee held a virtual (Zoom) meeting on Monday, April 11, 2022. The meeting started at 6:10PM and concluded at 6:30PM. 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; Michelle McArthur, Peregrine Master Association (PMA) Board of Directors (BOD) Vice President/Committee Advisor (via Zoom)

## **Unavailable/Absent**

Peter Harding, Committee Member

## **Old Business**

**2022 Wall Project (Harry).** Regarding required maintenance on the wall surrounding Alpine Glen (along Centennial/Orchard Valley), we solicited three contractors for revised and final estimates. We received two responses. The AGC reviewed the bid estimates and recommends CM Robinson perform the work. The Peregrine Master Association Board of Directors was briefed on our recommendation and completed the contract requirements with CM Robinson.

Phase 1 will consist of:

- 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).

CM Robinson started work on April 27 and, as of May 3<sup>rd</sup>, is approximately 95% completed with allocated Phase 1 work.



# **Alpine Glen Committee (AGC) Report – May 2022**

Meeting Minutes, April 11, 2022

## **New Business.**

**2nd Quarter Newsletter Review (All).** The draft 2nd quarter newsletter was reviewed by all and approved. Newsletter was released to residents via email on April 12, 2022.

**Budget Report (Andy).** Our major budget cycle expenditures will start in May. This includes the beginning of sprinkler maintenance, landscaping maintenance and wall repairs. Of the \$28,000 current assets, we expect our fixed costs to be about \$13,000. We also expect to spend about \$8,100 for Phase 1 AG surrounding wall maintenance and will maintain a minimum \$4,000 reserve. Our biggest unknowns each year are water usage and unscheduled maintenance.

**Upcoming Community Events (Michelle).** The following 2022 community events are planned.

- July 16 – Cinema in the Park - Woodmen Valley Park, 8PM.
- August 5 – Music in the Park - Woodmen Valley Park, 630PM.
- September 10 – Alpine Glen Neighborhood Social – AG Area TBD Noon-3PM
- November 25 – Thanksgiving Turkey Trot - Woodmen Valley Park, Time TBD.

## **Other Topics from Committee Members (All).**

None

## **Key Upcoming Events and Dates**

**Next Alpine Glen Committee Meeting (All).** The next AGC meeting is scheduled for Monday, May 9, 2022, 6:00-7:00 PM. Location is 7613 Sierra Pine Drive.

## **Additional Documents and Enclosures.**

Noted below are attached documents provided to residents with the AGC meeting minutes.

- AG Committee Meeting Agenda – April 11, 2022
- AG Budget Sheets as of March 31, 2021

For additional information and clarification, please contact the undersigned.

Harry Flanagan, Alpine Glen Committee Chairman  
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