



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

\* 5 residents were in attendance

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

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There were no hearings.

No questions or suggestions were submitted from the members present.

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

Mrs. Petersen provided updates on numerous topics:

May's snowstorm presented damage to trees and landscaping. ULS is scheduled to remove tree debris within the week.

Dead turf grass has been identified in many front yards within the community and notices have gone out to residents. Many replies have been received and it is an issue that will continue to be addressed throughout the season.

The Fire Department's chipping event was completed last Friday [206 homes participated], and any debris still at the curb will need to be removed by each owner. This will be communicated in the June newsletter and residents will need to remove the remaining debris within the month.

The garage sale was conducted June 3 & 4. Mrs. McArthur and Mr. Patterson were thanked for their work on the garage sale event.

The Friends of Peregrine Parks is conducting a project with the Forest Service on July 22. Details will be provided to the community when available.

The City has plans for asphalt paving some Peregrine streets beginning in August 2022. The board will communicate the schedule and list of streets when it is finalized by the City.

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

Mr. Fulton reviewed the Treasurer's Report noting the May financial status. Total Assets are \$815,599.57 with \$749,710.22 in Cash, \$382,138.43 in Reserves and \$65,889.35 in Accounts Receivable.

The Landscaping Reserve budget is over \$2,000 for the year. The December windstorm damage to fencing and pillars totaled \$13,005.

The Safety & Security budget is \$3,200 under budget for the year.

Mr. Fulton reviewed a budget timeline from May to October. There will be a June work session to help finalize the budget, with plans for the initial draft to be reviewed at the July meeting.

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

An email vote unanimously approved the May Board meeting minutes.

### **Committee Reports:**

Mr. Garcia presented the Safety & Security Report.

It was noted that the Extra Duty Police Patrol Officers have asked to move some patrol dates or times to align with their shifts, keeping our schedule full. The requests have been approved. Extra coverage has been scheduled for the July 4 holiday.

There was a discussion on parking at Blodgett Ranch Trail "private street," gates being left open at the Blodgett Peak parking areas, and general nuisance activities. Mrs. Petersen will follow up with Elaine Freeth, Blodgett Park Ranger, and City contacts regarding these issues.

There are matching grant funds for wildfire mitigation projects with the City for 2022; the Common Areas will be inspected to determine if 4-5 acres can be found that need new work completed. There is \$10k budgeted for work this budget year.

Mr. Greenfield will present a proposal to the Board in July to have members of his committee participate in ARC reviews to understand the process better.

Mrs. Fenton presented the Communications Report.

She is continuing to work on completing task lists for the functions she conducts each month (website, MailChimp, social media, minutes, etc.), which will be turned over to the Board upon her resignation in two weeks.

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:**

There is a large dead pine tree on the city property area of W. Woodmen and Orchard Valley. The City cannot remove it due to a multi-year backlog for removals. Derek will receive a bid to remove it, with plans to incorporate the removal with future wildfire mitigation work.

Mrs. Fenton revisited the idea of amending the recent 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 6:59 PM.

Lindsay Fenton  
Secretary

## Communications Report – June 2022 Board Meeting

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### May/June Email Communications:

- a. \*6/1 – June Board Meeting Agenda
- b. 5/29 – GFL Holiday pickup reminder
- c. 5/28 – Tree debris removal notification
- d. 5/27 – Garage Sale reminder #2
- e. 5/16 – GFL Delayed pickup notice
- f. 5/11 – May 2022 Newsletter
- g. 5/9 – GFL Delayed pickup notice
- h. 5/5 – May Board Meeting Agenda

### Processes Documented:

- a. Mailchimp – Email notifications
- b. Board Meeting Minutes
- c. Website – general posting guidelines
- d. New Resident welcome bags
- e. Social media – Facebook, Instagram, Nextdoor

Lindsay Fenton  
Communications Lead

## Community Events - June

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

- **Peregrine Community Garage Sale** took place 3rd and 4th of June
- **Movie in the Park:** Saturday, July 15th at dusk; paperwork is in with Parks and Rec and CSPD, awaiting their response.
- **Music in the Park:** Friday, August 5th, 6.30 p.m.- 8.30 p.m. I have the committee looking into food trucks and paperwork in progress. We have 2 trucks confirmed, Mile High BBQ and Crepes N Go. I am awaiting confirmation from Rocco's Italian .and working on another. I am awaiting a call back from Sergeant Newton CSPD, our reach, to see if they will be able to attend. Working on CSFD attending
- **Turkey Trot:** November 24<sup>th</sup>, no further updates as of last board packet

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

Meeting Minutes, May 9, 2022

The Committee held a meeting on Monday, May 9, 2022 at 7613 Sierra Pine Drive. The meeting started at 6PM and concluded at 6:45PM.

## **Attendees**

Harry Flanagan, AGC Chairman; Andy McArthur, AGC Budget Lead; Greg Bean, Committee Member; Peter Harding, Committee Member

## **Unavailable/Absent**

Ron Finch, Committee Member; Michelle McArthur, Peregrine Master Association (PMA) Board of Directors (BOD) Vice President/Committee Advisor

## **Old Business**

**2022 Wall Project (Harry).** Repairs scheduled for 2022 have been completed. The Committee, ICW the contractor, will continue to refine the list of items to be completed as part of the 2023 project.

**September 10, 2022 Alpine Glen Social.** Discussion was deferred until the next meeting when Ron and Michelle would be in attendance.

## **New Business.**

**Budget Report (Andy).** No change to items from last meeting. We remain on track for 2022 budget execution.

**Alpine Glen Entry Plants (Harry).** The Committee approved a self-help project for late May or June to plant additional drought tolerant/deer resistant plants in the entry of Alpine Glen Drive. We are waiting for ULS to complete an irrigation project in the beds, then plan to plant over the next few weeks. Andy has volunteered to lead the effort once the planting areas or water-ready.

**Street Paving/Repair (Harry).** We engaged with the city regarding selected open work orders and long term maintenance of our residential streets. The City is planning crack repair over the next 30 days and we are scheduled for a street assessment in the Fall.

**2023 AG Committee Members (Harry).** We will be soliciting interested residents to join the AGC in 2023. Many current members have served for 4+ years and we would like to get other AG neighbors involved. Interest information will be a part of the annual resident survey to be published in June.

**Wildfire Prevention and Mitigation (Harry).** We discussed information sharing about wildfire mitigation. With the current and continued high winds and dry grasses/vegetation in our

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neighborhood, we agree to remain vigilant about cigarettes, charcoal grills, open flames or anything that could spark and accidentally cause a fire.

Additionally, we encouraged our residents to mitigate around their homes and in common areas near their homes (i.e. along Sierra Pine Drive). Branches are stacked and ready for CSFD chipping resources.

**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).** There will be no AGC meeting in June. The next meeting is scheduled for Monday, July 11, 2022, 6:00-7:00 PM. Location back deck – 7613 Sierra Pine Drive.

For additional information and clarification, please contact the undersigned.

Harry Flanagan, Alpine Glen Committee Chairman  
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