



Mrs. Petersen called the meeting to order at 6:02 PM. Present were:

Kristen Petersen	President
Michelle McArthur	Vice President
David Fulton	Treasurer
Jack Greenfield	Director at Large
Derek Patterson	Z&R Property Management
Kristie McKitterick	Balanced Bookkeeping
By Zoom: Brad Helton	Director at Large
Steve Garcia	Director at Large

\* 8 residents were in attendance

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

There were no Hearings.

It was reported that a new fence was installed to prevent access to the USAFA near the water tank on upper Blodgett.

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

Mrs. Petersen provided updates on numerous topics (the Movie in the Park event, the draft budget to be presented later in the meeting, the work the Friends of Peregrine Parks has conducted and new projects they are working on, and a request has been submitted to CSU to relocate one of the new streetlights near the Blodgett Space parking lot.)

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

Mr. Fulton reviewed the Treasurer's Report noting the June 30<sup>th</sup> financial status.

Mr. Fulton reviewed the budget timeline from July to October.

The 2023 Draft budget was reviewed to include a 4-page listing of each operating line item. There was discussion on possible new fees for Collections and Covenant Enforcement related to House Bill 22-1137. Mrs. McKitterick was approved to offer ACH to the members if they wished to use that service. The draft budget provides for no increase for next year.

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

An email vote unanimously approved the previous Board meeting minutes.

### **Committee Reports:**

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

It was noted that the duties conducted by the former Secretary need to be reassigned (posting/updating the website, the meeting minute approval process, issuing Mailchimp emails/alerts, and social media accounts). It was noted that Mrs. McArthur is overseeing the Welcome Committee duties.

Mr. Garcia presented the Safety & Security Report.

A meeting was held with the Wildfire Mitigation Office to inspect four Common Areas to determine if they are viable areas for mitigation work. All four were, so the process of obtaining a Stewardship Agreement and bids is being pursued with plans to have work completed in the next 60-days; the budget is up to \$10k, and there are grant funds available.

Mr. Helton reviewed the proposed 2023 Reserve expense budget.

Mr. Greenfield is finalizing a proposal to have members of his committee participate in ARC reviews to understand the process better.

An informational newsletter was suggested to be created highlighting the most common home improvements to let owners know what options are available (such as new roofs, landscaping rejuvenation, and Xeriscaping).

Mrs. McArthur presented the Community Events report.

Mr. Flanagan presented the Alpine Glen Report.

Work with the City has been underway to complete concrete curb/gutter work in Alpine Glen.

### **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.

A request was reviewed to be allowed more time to see if a reported dead tree will develop buds/bloom as there are no leaves on the tree. It was agreed to see if anything develops by the next meeting.

The owner of 8420 Lauralwood Lane was present and reviewed her written reply to a violation letter for replacing/repairing garage door panels. She noted the Association has no authority to require garage doors be replaced but only painted. The doors were painted by June 5<sup>th</sup>, the compliance date. Mr. Greenfield will inspect the home in person to determine the next course of action, and no further action will be taken at this time (Hearing).

The 2022 Water Usage was reviewed.

The Lawn Care report was reviewed.

## **Old / New Business:**

Mr. Patterson reviewed several pages of recommended Association Policy updates to comply with the recent approval of House Bill 22-1137. The Association's law firm can update the three primary policies.

It was also noted that Z&R has to update its management contract to comply. Discussion followed. A motion was made to approve the updating to the policies, and an email vote will be taken to approve Z&R's contract, which carried 6-0 in favor.

A request was submitted to keep the base of a dead Aspen tree in place, which houses a bird. The top portion of the tree was removed. Mr. Greenfield will inspect the home to determine a recommended course of action.

Mr. Patterson had a concrete company inspect all of the primary Association-owned sidewalks in the community to determine their current condition and what work may be needed in the future (eight locations). Most were given a two to three-year window before needing any work; all areas will be entered in the SmartProperty program to be scheduled for repairs/replacement.

A request was submitted to have new Pine trees installed along the main greenbelts of West Woodmen Road, where previous trees have been removed but not replaced. There was discussion on pricing, types of trees, and sizes. The request was tabled to the next meeting.

Mrs. Fenton's resignation letter was reviewed and accepted. It was noted that her term is expiring along with Mr. Greenfield's term at this year's Annual Meeting.

Mr. Condon reviewed a proposed Common Area entrance rejuvenation project for 2023, updating the entry of Angelstone Street (rock, plants, split rail fence, mulch, boulders). Work is continuing to obtain bids for next year's budget.

A request was submitted for a Rental Permit, noting a 13-week rental period for the last quarter of this year. Discussion followed. A motion was made to grant the permit upon confirming the number of residents in the home and that the event is for this calendar year. The motion carried 6-0 in favor.

The meeting was adjourned at 7:40 PM.

Kristen Petersen  
President

- **Community Events**

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

- **Movie in the Park:** Saturday July 16<sup>th</sup> at 8.30 p.m food truck should be available from 6 pm. We have the permit chasing CSPD
- **Music in the Park:** Friday August 5<sup>th</sup> 6.30p.m.- 8.30 p.m. we have 4 food trucks confirmed including the ice cream truck, I am awaiting a call back from Sergeant Newton CSPD our reach to see if they will be able to attend. I have not been able to get response from CSFD as of yet. All paperwork with relevant departments
- **Turkey Trot:** November 24<sup>th</sup>, no further updates as of last board packet

Michelle McArthur- Community Events.

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

The Committee did not convene a meeting in June.

Due to summer personal schedules, the Committee will not have a meeting in July, coordinating open issues via email.

Our budget execution remains on track. The 2023 draft budget is still under PMA BOD evaluation. There are no other open issues at this time.

The next planned AGC is tentatively planned for Monday, August 8, 2022 at 6PM.

For additional information and clarification, please contact the undersigned.

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