



Mrs. Petersen called the meeting to order at 6:03 PM. Present were:

Kristen Petersen	President
Michelle McArthur	Vice President
David Fulton	Treasurer
Brad Helton	Director at Large
Steve Garcia	Director at Large
Kristie McKitterick	Balanced Bookkeeping
Derek Patterson	Z&R Property Management
Excused Absence: Jack Greenfield	Director at Large
* 6 residents were in attendance	

Hearing(s) / Owner's Forum:

There were no Hearings.

It was noted that School District 20 will begin classes on Monday, August 15th. A safety and security reminder notice will be issued.

President's Report:

Mrs. Petersen provided updates on numerous topics (a new hidden intersection sign on Dutchrock Road is being installed, the City paving project list should be released soon, Mrs. McArthur was thanked for her work on the Movie in The Park and Music in The Park events, Mr. Jeff Scharf volunteered to chair the Neighborhood Watch Program and the next meeting is set for September 9th, at 6 PM and there are reports of Mistletoe in some of the conifer trees in the community).

Treasurer's Report:

Mr. Fulton reviewed the Treasurer's Report noting the July 31st financial status.

Mr. Fulton discussed the purchasing of new Reserve CDs.

The second draft of the 2023 Budget was reviewed. After a question-and-answer period, a motion was made to approve the budget, the Angelstone Street budget, and the Alpine Glen budget, which carried 5-0 in favor.

The draft Budget Meeting notice was reviewed, with changes being noted.

Secretary's Report:

An email vote unanimously approved the previous Board meeting minutes.

Committee Reports:

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

There was discussion and assignment of the duties previously conducted by the former Secretary (posting/updating the website, the meeting minute approval process, issuing Mailchimp emails/alerts, and social media accounts).

Mr. Garcia presented the **Safety & Security** report.

The Association is waiting to hear if they will be selected for this year's grant cycle for wildfire mitigation work at four different HOA Tracts. Work will be completed with a contribution of \$10k to be applied for the grant match if chosen.

It was noted that the gates for the Blodgett Peak area are being closed by a third-party vendor, so they may not close at 10 PM.

Mr. Helton reviewed the **Landscape & Infrastructure** report.

There was discussion on the Memorial Tree, which was removed. Discussion followed. It was agreed to have a new Blue Spruce tree installed.

Mrs. Zuluaga reviewed the **Covenant Compliance** report in Mr. Greenfield's absence.

A proposal to include CC members in the email ARC review process was approved.

From the last meeting (tree stump with live birds): the recommendation was to allow the tree to remain with details as to why. A motion was made to approve the recommendation, which carried 5-0 in favor.

There was a question about commercial business signs being displayed in a yard. A review of the Rules showed that business signs are not permitted.

Mr. Fulton left the meeting.

From the last meeting (home maintenance/garage doors): the recommendation was that paint alone would not remediate the damage; the homeowners are to repair or replace the doors and not merely paint over the delamination. Discussion followed, and the owners were present. A motion was made to approve the above-noted recommendation with a compliance date of March 1, 2023, which carried 4-0 in favor. There was no assessment fine imposed from the July Hearing that was tabled.

Mrs. McArthur presented the **Community Events** report.

A Committee member 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.

Mr. noted the months of August and September would be a transition period to determine new compliance dates for existing issues and new to be in compliance with HB 22-1137. The ultimate goal will be establishing compliance dates before a monthly Board meeting.

The 2022 Water Usage was reviewed.

The Lawn Care report was reviewed.

Old / New Business:

Correspondence was reviewed, noting concerns with GFL and a recent service delay.

From the last meeting (new trees in the Common Areas along W. Woodmen Road): it was agreed to add this project for consideration next year, with plans to plant numerous new trees along these greenbelts to replace trees removed over many years.

The Board meeting, Budget, and Annual meeting dates were reviewed and verified.

The meeting was adjourned at 7:23 PM.

Kristen Petersen
President

Attachment 2 – Landscape and Infrastructure

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

Action Items:

- 2023 PMA L&I Budget Proposal
- Community Tree Replacement

Peregrine Master Association Landscape & Infrastructure Committee
2023 Budget Proposal
8.10.22

Discussion Points:

- Below is an updated summary of the proposed L&I budget for 2023 which includes priorities of work, proposed projects, and a line-by-line overview.
- The specific project numbers listed are conservative estimates. The L&I committee is working to obtain final bids for the board to approve. The initial bids are within the ranges listed.
- The total annual reserve allocation has been reduced to \$30,000 based on the estimates for the proposed projects currently identified for 2023 and to provide funds for any emerging projects approved by the board.
- The L&I Emergent Expense (budget line #530) has been increased from \$7,095 to \$11,000. These expenses in 2022 (mostly tree damage) were more than projected and this change will help in the event of a similar need in 2023.
- The project focus for 2023 continues to be landscape standardization for upper Peregrine, but all project ideas are welcome and evaluated based on their value to the community.

Priority of Work:

- Critical repairs to landscaping and infrastructure
- Maintain existing landscaping in pristine condition
- Improve derelict areas
- Discretionary improvement projects

Proposed Projects in order of Priority w/Estimated Costs:

1. Improve trailhead branch behind La Bellezza from where it begins at the intersection of Vantage and Dutchrock down to where it intersects the main hiking trail that was improved last year. Estimated cost: <\$5,000.00.
2. Add pet waste station on Orchard Valley Road. Estimated cost: <\$2,500.00
3. Improve landscaping at corner of Angelstone: Estimated cost: <7,500.00.
4. Funds for emerging as yet unidentified infrastructure repairs and improvements: \$15,000.00.
5. **Total Proposed 2023 Landscape Reserve Allocation: \$30,000.00**

L&I Budget Overview:

**L&I - RESERVE BUDGET
(LINE 653)**

Project Name	Planned Year	2022 Project Estimates	2023 Project Estimates	2024 Project Estimates
Phase I: Upper Pegrine Landscape Standardization	2022	\$ 40,000.00		
Phase II: Upper Peregrine Landscape Standardization	2023		\$ 30,000.00	
Phase III: Upper Peregrine Landscape Standardization	2024			\$ 30,000.00
Annual Total Budget:		\$ 40,000.00	\$ 30,000.00	\$ 30,000.00

**L&I - EMERGENT EXPENSE
(LINE 530)**

PROJECT NAME		2022	2023	2024
Annual Expense	ALL	\$ 4,095.00	\$ 8,000.00	\$ 8,000.00
Neighborhood Entrance Annual Color Planting	ALL	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Neighborhood Entrance Holiday Tree Lighting	ALL	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Annual Total Budget:		\$ 7,095.00	\$ 11,000.00	\$ 11,000.00

- **Community Events**

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

- **Movie in the Park Now September 9th, starting at 7.30.pm.** Screen confirmed and license valid, awaiting update for this. Awaiting confirmation from food truck, park permit and noise hardship permit in place.
- **Music in the Park:** Friday August 5th 6.30p.m.- 8.30 p.m. we have 4 food trucks confirmed including the ice cream truck, as of yet I have not received confirmation from CSPD or CSFD. We have 2 balloon twisters but no face painting this year, 3 teenage helpers plus Shirley and us. I also have 200 glow sticks on hand, most food should be ready by 6 p.m. to start serving
- **Turkey Trot:** November 24th, no further updates as of last board packet. School is just getting their staff back in so awaiting WRE response to use using their area again.

Michelle McArthur- Community Events.

Update - Alpine Glen Committee (AGC) – August 2022

Due to competing calendars and summer activities, the AGC did not formally meet in July. Email and telephone coordination and discussions occurred regarding specific issues and tasks.

Below is an update to specific issues.

Old Business

2023 Budget. The proposed 2023 AG budget with minor revisions was sent to the BOD on July 31, 2022.

Alpine Glen Neighborhood Social. We still plan to hold the AG Social on Saturday, September 10, 2022, Noon-3PM. A flyer with specifics will be published by August 16, 2022.

New Business.

None

Upcoming Community Events. The following 2022 community events are planned.

- August 5 – Music in the Park - Woodmen Valley Park, 630PM.
- September 9 – Cinema in the Park - Woodmen Valley Park, 730PM.
- November 25 – Thanksgiving Turkey Trot - Woodmen Valley Park, Time TBD.

Upcoming AG Events and Dates

Next Alpine Glen Committee Meeting. The next AGC meeting is scheduled for Thursday, August 4, 2022, 6:00-7:00 PM. Location is the back deck, 7613 Sierra Pine Drive.

Alpine Glen Neighborhood Social. Saturday, September 10, 2022, Noon-3PM.

For additional information and clarification, please contact the undersigned.

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