



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

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

* 8 residents were in attendance

Hearing(s) / Owner's Forum:

There were no Hearings.

President's Report:

Mrs. Petersen thanked the Board members for their work and success this past year for all the community projects and activities. Updates were provided on the Neighborhood Watch Program, and handouts were available. The proposed road work to be completed in the community has not yet been released from the City.

Treasurer's Report:

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

Secretary's Report:

A motion was made to approve the previous Board meeting minutes, which carried 4-0 in favor.

Committee Reports:

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

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

He noted the private and Extra Duty CSPD patrols would continue, and reports of motorcycle speeding later in the evenings have been relayed to the PD. Mr. Garcia further reported on the recent Neighborhood Watch meeting and a proposal to investigate a camera system that reads vehicle license plates that can be tied directly to the police department.

The Association was approved for wildfire mitigation work at four different HOA Tracts. The exact work date is not yet known and could be next year. There was a question-and-answer period for recent police activity in the community.

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

There was discussion on the Memorial Tree, which was just installed. Bids are being sought for 2023 projects.

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

Mrs. Petersen presented the **Community Events** report in Mrs. McArthur's absence.

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:

A bid was reviewed to correct erosion issues on Edenderry Drive (Common Area Tract). Discussion followed. A motion was made to approve the proposal, which carried 4-0 in favor.

Mrs. Petersen discussed information regarding the feasibility of making the community a gated entry for both primary entries/exits. Numerous challenges would have to be overcome to consider this project. The financial estimates were extreme and did not include ownership and future maintenance costs for all streets within the community.

The Board unanimously voted to go into Executive Session to discuss current legal matters from the Association's lawyer regarding two homes. The session began at 5:59 PM and ended at 6:04 PM.

The Board reconvened the meeting, and a motion was made to approve and proceed with Collection actions for each home if payment was not received in 5-days. The motion carried 4-0 in favor.

The next Board and Budget meetings are scheduled for October 5th, 2022, at 6:00 PM at FS 18.

The meeting was adjourned at 7:06 PM.

Kristen Petersen
President

All,

This is an invite to participate in a pre-bid meeting for the Peregrine HOA Mitigation Project. The project will be roughly 6.07 acres in total. Contractor will need hand felling crews and a tracked chipper at minimum.

More details such as maps, prescriptions, etc. will be released at the pre-bid meeting. If you cannot make the meeting but would like the information that will be given out at the meeting, I can provide post pre-bid.

For contract specifications or questions, please reach out to:
Cory Ashby Cory.Ashby@coloradosprings.gov or Bailey Horton
Bailey.Horton@coloradosprings.gov

WHEN: Friday 9/9/22 at 10am-11:30am

WHERE:

-1st Meeting Location (1.9 Acres): Dutchrock Road (38.947073, -104.859362) see attached for details

-2nd Meeting Location (0.5 Acres): Dutchrock Road (38.947543, -104.863854) see attached for details

-3rd Meeting Location (1.8 Acres): Dutchrock Road (38.949625, -104.863038) see attached for details

-4th Meeting Location (1.87 Acres): Edenderry Drive (38.953343, -104.868119) see attached for details

Please feel free to reach out if you have any questions!

Thank you!

Bailey Horton

Wildfire Mitigation

Sr. Administrative Assistant

Colorado Springs Fire Department

375 Printers Parkway

Colorado Springs, CO 80910

Office: 719.385.7348

Fax: 719.385.7334

“Sharing the Responsibility”



- Limbs and boles that are on the ground from naturally fallen trees will be cut and either chipped or masticated if needles and/or bark is still intact (Log decomposition class 1 and 2, see Figure 1).
- 50% of Gambel oak, 1 foot in height to ≤ 5 " DBH, will be cut and either chipped or masticated.
 - Oak to be cut will focus on smaller diameter stems.
 - Existing oak groups will be enhanced or made smaller to increase separation from other groups.
 - Oak will be cleared, twice the distance of the dripline (measure outward from the bole) from all leave trees.
 - Oak will not be cut on areas that are clearly defined by a cut bank or loose soil.

General Project Specifications

- Chips will not be broadcast onto private land, into drainages (defined by cut banks), onto existing trails and will not reach depths greater than 4" in height. If chips are broadcasted onto existing trails, the contractor will clear the trails to the condition before the project began.
- All invasive species such as Siberian elm, Russian olive, etc., 1 foot in height to ≤ 10 " DBH, will be cut and either chipped or masticated.
- Stumps will be no greater than 6" in height.
- Care will be taken to prevent damage to "Leave" trees and brush.
- Trash generated by the contractor will be cleaned up and removed daily.
- Contractor must have AT LEAST one (1) working fire extinguisher, one (1) first aid kit, and two (2) shovels onsite at all times while work is in progress. Chainsaws must be equipped with spark arrestors. Fire danger, fire restrictions, or burn ban may result in work shut down as determined by the Division of the Fire Marshal.
- Access and staging areas are restricted to those designated by the CSFD Wildfire Mitigation representative.
- Smoking within the project area is strictly prohibited.
- Work shall be conducted weekdays (Monday through Friday) during the hours of 8:00 am to 6:00 pm, to minimize noise disturbance
- All PPE shall be worn by contractor at all times.
- Refueling stations for saws and chippers must have a fuel-proof tarp to collect any spillage that may occur – all spilled oils, fuels and contaminated soils shall be removed from site.
- Private infrastructure must not be damaged. All infrastructure will be identified by a CSFD representative. If infrastructure is damaged, it is the responsibility of the contractor to fix anything damaged to the condition pre contract.

- Deep scarification by mastication/grinding down to bare mineral soil and below the A horizon shall be minimized as much as possible and closely monitored by contractor and CSFD Wildfire Mitigation representatives.
- Tracked or heavy equipment, to the extent possible, will not be driven through or up/down incised ravines.

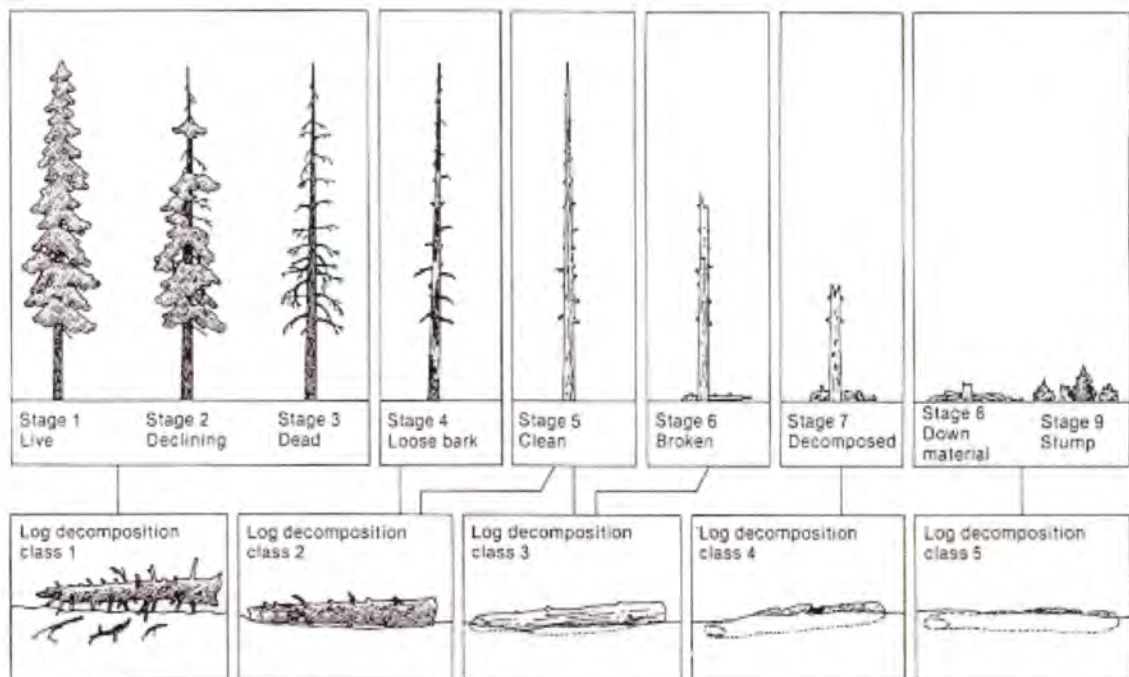
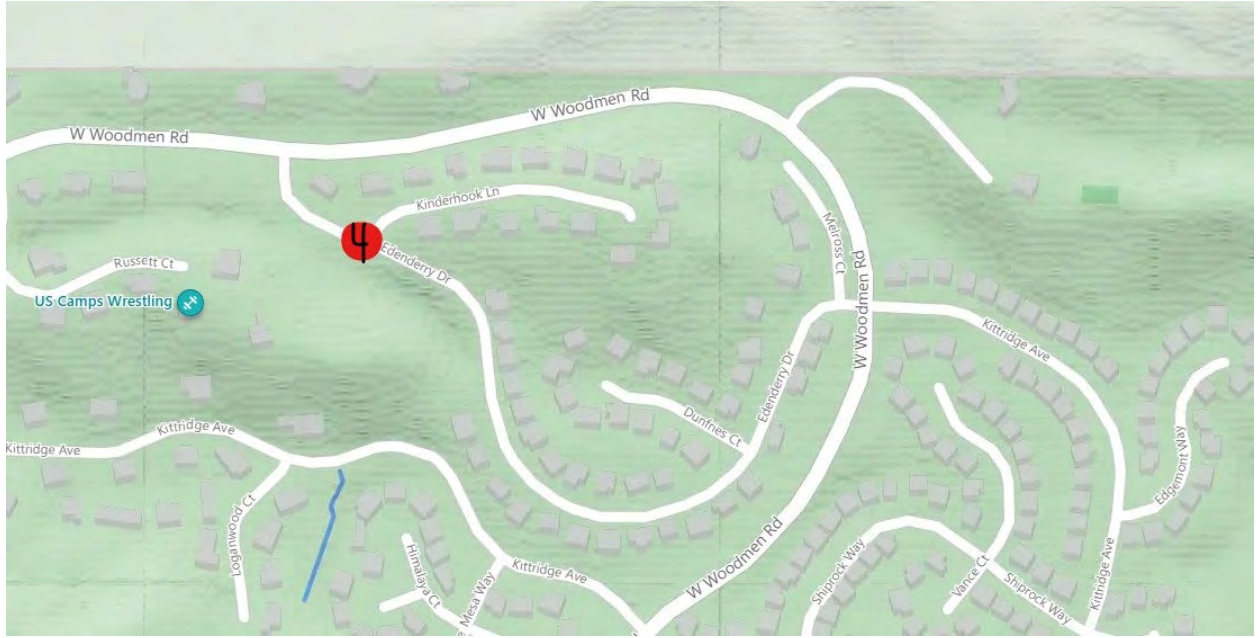


Figure 1





Community Events

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

- **Music in the Park:** Completed and was great fun!!! CSDP outreach office *Smart attend and had fun with the kids, allowing them to check out his cruiser*
- **Movie in the Park Now September 9th, starting at 7.30.pm.** Screen confirmed and movie license is valid, for new date along with Park permit and noise hardship form. Food Truck is confirmed, and we have approx. 175 glow sticks for the event. We lost our teenage helpers due to a homecoming football game, however we have 2 extra adult helpers.
- **Turkey Trot:** November 24th, contacted WRE awaiting confirmation that we can once again use their green area between the teacher parking lot and the tennis courts. I will reissue the routes to Safety and Security and CSPD re review. No permits required. Insurance is being looked into might be covered by the umbrella policy we have.
- **Update Welcome Bags,** I have contacted all new residents we have emails for which totals 13, 2 of which I have no contact information for. Bags will be delivered within the next week once we get a response.

Michelle McArthur- Community Events.

Alpine Glen Committee (AGC) Report – August 2022

The AGC held their monthly meeting on Thursday, August 4, 2022 at 7613 Sierra Pine Drive. The meeting started at 6PM and concluded at 7:15PM. The following minutes are provided.

Attendees

Harry Flanagan, AGC Chairman; Andy McArthur, AGC Budget Lead; Ron Finch, Committee Member; Michelle McArthur, Peregrine Master Association (PMA) Board of Directors (BOD) Vice President/Committee Advisor; Theresa Blocher, Resident Guest

Unavailable/Absent

Greg Bean, Committee Member; Peter Harding, Committee Member (departing the AGC)

Old Business

Street/Curb Status. Concrete curb repairs, with adjoining asphalt, on Sierra Pine is complete. Additionally, a major crack was repaired as well. Street assessment and additional crack repairs are still projected for September/October.

September 10, 2022 Alpine Glen Social. The Social was postponed to Spring 2023 based on lack of resident RSVPs.

New Business.

Native Area Leak. Currently, the leak is stopped based on CSU response. Awaiting our final repair by the CSU Water Construction Team.

Xeriscape Initiatives. Based on PMA BOD discussions and information from xeriscape experts, the AGC will put together recommended approaches to residential landscape ideas to reduce water consumption. We expect to provide this information by October for resident consideration.

Farewell to Neighbors. Peggy Gardner (7649 Sierra Pine) and Mary & Peter Harding (7661 Sierra Pine) moved from Alpine Glen. We hate to see both families leave Alpine Glen as they have been great neighbors and supporters of our community. Thanks especially to Peter, who has been a member of the AGC for three years. Best wishes as they travel and settle in to their new homes.

Budget Report. No change to items from last meeting. We remain on track for 2022 budget execution. The proposed 2023 budget has been submitted to the PMA BOD for inclusion in the overall Peregrine budget.

Alpine Glen Committee (AGC) Report – August 2022

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

- September 9 – Cinema in the Park - Woodmen Valley Park, 8PM.
- November 25 – Thanksgiving Turkey Trot - Woodmen Valley Park, Time TBD.

Other Topics from Committee Members.

None

Next Alpine Glen Committee Meeting. The next AGC meeting is scheduled for Monday, September 12, 2022, 6:00-7:00 PM. Location is virtual via Zoom.

Harry Flanagan, Alpine Glen Committee Chairman
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7613 Sierra Pine Drive 719-650-4099