



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

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

* 6 residents were in attendance

Hearing(s) / Owner's Forum:

There were no Hearings.

It was noted that the previous contact/coordinator for the Pere-Green Garden no longer resides in the community.

President's Report:

Mrs. Petersen provided information on the proposed new Flock security camera system that may be installed in the community, followed by a question-and-answer period.

Treasurer's Report:

Mr. Fulton reviewed the Treasurer's Report noting the September 30th financial status.

Secretary's Report:

A motion was made to approve the previous Board meeting minutes, which carried 5-0 in favor.

Committee Reports:

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

Mr. Greenfield reviewed the **Covenant Compliance** report. He reviewed some concerns noted for different addresses in the community with a recommended course of action. It was agreed to include information about trimming bushes/trees along the sidewalks in the next newsletter.

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

Mr. Patterson presented the **Safety & Security** report in Mr. Garcia's absence.

Updates were provided on the wildfire mitigation grant work for the four different HOA Tracts. A vendor was selected, and we are just waiting for a start date.

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.

There was a discussion on proposed changes to three existing HOA Policies (Conduct of Meetings, Collections, and Covenant & Rule Enforcement) to comply with HB 22-1137. Discussion followed, and a motion was made to set the assessment fine policy for the second notice up to \$500.00 per violation as determined by the Covenant Compliance Committee. The motion carried 5-0 in favor.

Old / New Business:

There was discussion on the Annual Meeting notice and handout documents since the Budget Meeting information will not be included at this year's Annual Meeting. There has been only one volunteer for the two expiring terms. The Annual Meeting handout will be similar to last year's using a PowerPoint presentation.

The Board Meeting was adjourned at 7:02 PM.

The **2023 Budget Meeting** was called to order at 7:03 PM.

Mr. Fulton reviewed a PowerPoint presentation which was also handed out to the members in person. A question-and-answer period followed with input from the members. No adjustments or changes were noted, so the Master budget, Alpine Glen budget, and Angelstone budget remained as approved by the Board.

The meeting was adjourned at 7:36 PM.

The next meeting is the Annual Meeting scheduled for November 16th, 2022, at 6:00 PM at the Mount Saint Francis auditorium.

Kristen Petersen
President