

# The Peregrine Master Association, Inc.

General Membership Meeting Minutes

Location: Mt. Saint Francis Auditorium

November 16, 2022

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Mrs. Petersen called the General Membership Meeting of The Peregrine Master Association to order at 6:00 p.m. Present were as follows:

Kristen Petersen	President
Michelle McArthur	Vice President
David Fulton	Treasurer
Steve Garcia	Director at Large
Jack Greenfield	Director at Large
Brad Helton	Director at Large
Derek Patterson	Z&R Property Management

Presenters: Melissa Hoffman	Wildfire Mitigation Office
Catherine Moravec	Colorado Springs Utilities

**Homeowner's present:** A total of one hundred twenty-four (124) homes were represented; (98) by directed mail-in proxy ballot, and twenty-six (26) owners in person. A quorum was present [51]. Mr. Patterson and Mr. Fulton conducted roll call.

Mrs. Petersen introduced the **guest speakers**.

Ms. Hoffman discussed the results of recent community chipping events and information regarding upcoming wildfire mitigation work in four Common Areas (a handout was provided to all members). Emergency planning was discussed with emphasis on COS Ready, an alert program and website which provides information for Zone Evacuations (<https://coloradosprings.gov/ready>). A question-and-answer period followed.

Mrs. Moravec gave a presentation on Xeriscape Techniques & Water, with information for individual lots, equipment, CSU programs and incentives, and Association Common Area Xeriscape applications. The current CSU Tiered water use and fee program were reviewed. A question-and-answer period followed.

The Board of Directors and Z&R were introduced to the membership.

Mrs. Petersen presented the **President's Report**, also provided in a 15-page meeting handout projected visually onto a large screen.

For the **Board member election**, there are two expiring terms for this year's meeting, currently held by Mr. Greenfield and Mrs. Fenton (who resigned earlier in the year as she sold her home). Two volunteers were on the ballot (Mr. Jack Greenfield and Mr. Tom Keating). Both candidates introduced themselves to the members. The floor was opened for nominations, and there were none. Being the election was not contested, a motion was made to elect both candidates by acclamation, which carried unanimously. Both terms will be for three years. The previous year's Annual Meeting minutes were also approved as submitted.

Mrs. Petersen discussed the **Association's accomplishments** for 2022, noting numerous landscaping improvements, a new Community Tree, Common Area erosion repairs, and updated lighting for both entry signs. The 2022 community events were discussed, and residents were asked to volunteer to ensure future events continue. Other topics included updates for the Covenant Compliance Committee, the 2023 Budget process, financial goals and Reserve account investments, sidewalk maintenance in the public right of way, and tools the Board utilizes for better internal communication and shared document storage. The Board continues to work on strengthening relationships with the police, fire department, Parks and Recreations, CSU, Traffic Engineering, Road Maintenance, Woodmen Roberts Elementary School, and Mount St. Francis.

Mrs. Petersen and Mr. Garcia discussed the **Safety & Security** accomplishments for the year, noting the Neighborhood Watch Program, working with Parks and Recreation to have gates installed in the Blodgett Open Space, CSU approved installing five new streetlights (a two-year project), extra duty police and private security patrols, and information on the newly purchased Flock camera system. A question-and-answer period followed. Mrs. Petersen further reviewed the Board's 2023 goals.

There being no further business, the meeting was adjourned at 7:38 p.m.

Kristen Petersen  
President