



Mrs. Petersen called the meeting to order at 6:00 p.m. Present were:

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

Hearing(s) / Owner's Forum:

There were no Hearings.

Mr. Thompson inquired if Association assistance is available to help owners report issues/concerns to the City for items such as parking trailers and roll-off construction units on the street and also concerns with emergency vehicle access due to parking on the street. A motion was made to speak with the City regarding the permit process for approving roll-off units on the street, obtain help with reporting concerns for emergency vehicle access, and report the negative impacts of House Bill 1137 and how it impacts the community. The motion had no second, so it failed. Later in the meeting, this topic was further discussed, and the original motion passed 7-0 in favor.

President's Report:

Mrs. Petersen highlighted the Board conducted a working session in January to get organized for this year and multiple requests were submitted to the City for ice removal; which was successful.

Treasurer's Report:

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

Secretary's Report:

A motion was made to approve the January Board meeting minutes, which carried 7-0 in favor.

Committee Reports:

The **2023 Peregrine Priority List** was reviewed.

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

The wildfire mitigation grant project has been completed, with a 50% shared cost with the Fire Department.

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

Mr. Greenfield reviewed the **Covenant Compliance** report.

It was noted that all three (3) updated policies as drafted by the Association's law firm were reviewed with no changes.

A legal opinion letter will be obtained regarding civil matters for a home on Blodgett Drive.

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

It was agreed to also have a geocaching search event for older children during the Easter Egg Event.

Mr. Flanagan presented the **Alpine Glen** Report.

The vehicle damage to the lower retaining wall on Sierra Oak will be repaired by a landscaping company.

There was a discussion on updating the irrigation heads for Alpine Glen and a request for equal cost-sharing between the group and the Association. A motion was made to approve up to \$3k from the Master HOA which carried 6-0 with 1 abstention.

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:

Three draft updated Association policies were reviewed (Collection of Assessments, Conduct of Meetings, and Covenant & Rule Enforcement) Discussion followed. A motion was made to approve all three as written, which carried 7-0 in favor.

Mr. Patterson discussed information regarding newly discovered Ips Beetle damage to many trees along Orchard Valley/Dante Way Common Area Tract. Around 20 dead trees were removed along Orchard Valley in December, but there are an estimated 43 more dead trees over the hill and going toward Dante Way discovered. A chemical treatment plan was also reviewed, to manually treat roughly 400 Pine trees in this Tract. It was agreed to discuss treatment options with neighboring owners to determine what level of work they may be conducting (USAFA, USFS, City Forestry, Mt. Saint Francis) and determine a course of action at the next meeting.

It was noted that residents are using the GoCOS! phone app and successfully reporting different City issues and they are also using the City Code Enforcement website to report more unique issues.

Mr. Patterson discussed a request for a variance to have a larger storage shed size at 2915 Terranova Court. Details and photographs were reviewed. After discussion, a motion was made to approve the size variance and approve the rear yard shed location, which carried 7-0 in favor.

The owners of 1920 Spirerock Path received a violation notice for holiday lighting and the owners responded that their lights are not colored, so they believe they are not holiday lighting. Discussion followed and it was agreed that the lights above the garage doors need to be taken down, and the lights installed on the Pergola can stay.

Mr. Patterson and Mr. Helton discussed a recent owner concern with Association snow removal services and damage while plowing on private lots. It was agreed that no future removal services will be offered for 3215 W. Woodmen Road due to the relationship between the owners and ULS representatives. Other private lot areas identified on W. Woodmen Road and Orchard Valley Road will be contacted and see if they wish to join the HOA removal program and if so, they must sign a waiver.

The owners of 8440 Terrapin Trail submitted a preliminary ARC request to see if it's feasible to build a new stand-alone garage on their lot. The ARC reviewed the matter and was split in their decision to approve it. Discussion followed. It was agreed to email the proposal to the Board and an on-site inspection will be conducted.

The next Board meeting will be March 8, at 6:00 PM at FS 18.

The meeting was adjourned at 7:30 PM.

Tom Keating
Secretary