



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
Steve Garcia	Director at Large
Brad Helton	Director at Large
Derek Patterson	Z&R Property Management
Kristie McKitterick	Balanced Bookkeeping
Excused Absences: David Fulton	Treasurer
Jack Greenfield	Director at Large
* 7 residents were in attendance	

Hearing(s) / Owner's Forum:

There were no **Hearings**.

Mr. Scarangella briefed the Board and the members present on an upcoming ballot measure regarding a proposed extension of a .01% sales tax for The Trails, Open Space and Parks (TOPS Program); and asked if this information could be provided to the members in the March newsletter.

President's Report:

Mrs. Petersen discussed information from the City Forestry Department and the USFS about the community's Ips Beetle and Mistletoe damage. The Association issued a second letter of support to the Mountain Shadows HOA for the 2424 Garden of the Gods proposed project and its impact on neighboring communities. Updates were provided on the Mt. Saint Francis facility, which was sold in 2019. There are no new development plans for the facility, and it will be maintained in the future by the Catholic Health Care Initiative, a collaboration with Centura Health. Plans are still being finalized for a community field trip to the CSU Demonstration Garden.

Treasurer's Report:

Mrs. McKitterick reviewed the Treasurer's Report noting the January 31st financial status. As of the date of the meeting, there are 18 homes that have not paid the yearly assessment. Balances were noted for the Pere-Green Garden, Alpine Glen, and Angelstone Street accounts.

Secretary's Report:

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

Committee Reports:

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

The volunteer committee members were reviewed for this year, with changes being noted. A motion was made to appoint the members for the following committees: Covenant Compliance, Communications & Welcome, ARC, Community Events, and Alpine Glen, which carried 5-0 in favor. Updates are needed for Landscaping and Safety & Security.

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

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

The Easter Egg Hunt date was moved to April 8, 2023, and the Yearly Garage Sale will be June 2 and 3, 2023, from 8 AM to 3 PM.

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

Bids were reviewed for two of this year's projects, repairing the walking trailhead for the La Bellezza trail and updating the entry tracts for Angelstone Point. A motion was made to approve both contracts, which carried 5-0 in favor.

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

It was noted the owners of 8420 Lauralwood Lane complied with the Association's request for their garage doors, so the matter is closed out.

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 **2023 Water Usage** spreadsheet is ready for the season.

The **Lawn Care** report was reviewed.

Old / New Business:

There was continued discussion on the newly discovered Ips Beetle damage to many trees along Orchard Valley/Dante Way Common Area Tract. After discussion, a motion was made to approve both contracts (dead tree removal and chemical treatments), which carried 5-0 in favor.

The next Board meeting will be on April 12, at 6:00 PM at FS 18.

The meeting was adjourned at 7:20 PM.

Tom Keating
Secretary

Issue 1: TOPS - Information Paper

The Trails, Open Space and Parks (TOPS) program is administered by the Parks, Recreation and Cultural Services Department and is funded by a .01% sales tax (1 penny on a \$10 purchase). The current tax expires in 2025, and Issue 1 extends it to 2045 with no increase in the tax.

The TOPS program began in 1997 to acquire, develop, and maintain trails, open spaces, and parks. The tax has funded the acquisition of 7,500 acres of open space, the construction of 53 miles of trails, and the building or improvement of 67 parks. Examples are listed below.

Extending the tax now is necessary because acquiring and developing these amenities takes time and, sometimes, substantial amounts of money. The Parks Department needs a long-term revenue stream to engage property sellers or contractors and suppliers. Without the tax, no future acquisitions can occur, and current projects will cease in 2025.

The TOPS program has followed the development of the city. In the early years, properties such as Red Rock Canyon Open Space; America the Beautiful Park; Gossage Youth Sports Complex; Deerfield Hills Community Center, and the Chamberlain and Rock Island trails were the focus. As the city grew, the TOPS program grew with it by acquiring and developing Bluestem Open Space, Venezia, and Panorama parks, and the La Foret, Sand Creek, and Powers trails.

The ballot asks for approval for two other changes. One is to align trails and open space funding with parks funding. The existing tax allows parks funding to be used for any park in the city, but the trails and open space funds can only be spent on those amenities acquired with TOPS funds. If approved, trails and open space funding would be treated the same as parks funds, which is a more efficient use of resources across the entire system. The second change will require 75% of the open space funds to be set aside for acquisition. If circumstances change, the voters can be asked to approve a change, as has been done twice since 1997.

Examples of TOPS-funded projects:

Trails

Bear Creek Foothills
Manitou Incline
Midland
Pikes Peak
Greenway Pulpit
Rock
Sinton

Open Spaces

Austin Bluffs
Black Canyon
Quarry Blodgett
Iron Mountain
Union Meadows
Ute Valley

Parks

Buckskin Charlie
El Pomar Youth Sport Complex
Garden of the Gods
High Meadows
Laura Gilpin
Memorial
Wilson Ranch

Details of the TOPS program are at <https://coloradosprings.gov/parks/page/tops-properties>

The Trails, Open Space, and Parks (TOPS) Tax

.01% Sales Tax (1 cent on a \$10 purchase) 2022

Revenue - \$12,000,000

TOPS Funding Categories

% Allocation	Purpose	Amount
3% of 100%	Program Administration	\$360,000
6% of 100%	Maintenance	\$720,000
Available (91%)		\$10,920,000
Max of 20% of 91%	Trails	\$2,184,000
Max of 20% of 91%	Parks	\$2,184,000
At least 60% of 91%	Open Space	\$6,552,000

NOTE: these % targets are over the life of the tax

Issue 1

Extend 20 years to 2045 with no increase.

All Trails funds can be used on any Trail; all Open Space funds can be used on any Open Space. (The current tax allows the same for Parks funds)

75% of the Open Space funding (\$4,914,000) is reserved for the acquisition of Open Space. (Since 1997, 83% of Open Space funds have been spent on acquisition).