



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

Present were:

Kristen Petersen	President
Michelle McArthur	Vice President
Tom Keating	Secretary
David Fulton	Treasurer
Brad Helton	Director at Large
Derek Patterson	RowCal Management
Kristie McKitterick	Balanced Bookkeeping
Excused Absences: Jack Greenfield	Director at Large
Steve Garcia	Director at Large
* 6 residents were in attendance	

Hearing(s) / Owner's Forum:

There were no Hearings.

The owners of 1920 Spirerock Path discussed new lighting they installed along the front garage roofline, which was interpreted to be holiday lighting. A review of the rules was conducted, and it was agreed that the bullet may need to be better defined for holiday lights. The owner was asked to submit a request to the ARC to keep the lights in place year-round.

The owners of 2002 Safe Harbor Court inquired if the Association was in support of or opposition to the proposed SB 23-213 Land Use legislation. It was noted that the City of Colorado Springs was in opposition to this bill. Discussion followed. A motion was made to have an official notice of opposition submitted on behalf of the Association, which carried 5-0 in favor.

Two residents that live on Edenderry Drive and Kittridge Ave., were present to discuss a recent speeding vehicle accident event on Kittridge Ave., which resulted in a vehicle roll-over and damage to a car parked on the street. Discussion followed. The City was contacted to inquire about any possible traffic studies, traffic control measures on Kittridge Ave. Mr. Patterson and Mr. Garcia will inquire into modifying some of the extra duty patrol times to daytime and to help monitor speeding in the school zone for Woodmen Roberts Elementary.

President's Report:

Mrs. Petersen thanked Michelle for her work and success with the Egg Hunt and May food truck events. There was a great turnout for both events. Work in continuing to obtain more information with the Blodgett Peak Open Space Expansion Project. A meeting request has been submitted to the City regarding traffic control concerns, such as noise, speeding motorcycles, etc.

Treasurer's Report:

Mr. Fulton reviewed the Treasurer's Report noting the March 31st financial status, to include Alpine Glen, Angelstone Street and Pere-Green Garden accounts.

Secretary's Report:

A motion was made to approve the March Board meeting minutes, which carried 5-0 in favor. It was noted the minutes will be final reviewed and approved at next month's meeting versus trying to approve them outside of a meeting.

Committee Reports:

The volunteer committee members were reviewed for this year. Updates are still needed for Landscaping and Safety & Security.

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

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

Two of the large projects for this year have been completed (Angelstone and the Walking Trail).

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

Work is continuing to find more food truck vendors for future events.

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

Mr. Keating noted there are no new updates for the **Covenant Compliance** committee.

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 and all meters have been turned on.

The **Lawn Care** report was reviewed.

It was noted that the Angelstone Street owners are having crack filling completed later this month; which is funded from their private secondary dues.

Mr. Patterson reviewed a second bid for diseased/dying tree removals in different Common Areas. Discussion followed. A motion was made to approve the bid which carried 5-0 in favor, which will be funded from the operating line-item Tree Mtc.

Old / New Business:

None.

Executive Session:

Mrs. Petersen briefed the membership that the Board will go into Executive Session to discuss a private matter for a resident complaint. The Board reconvened the meeting and it was agreed to issue a violation notice to the address discussed.

The next Board meeting will be on May 10, at 6:00 PM at FS 18.

The meeting was adjourned at 7:20 PM.

Tom Keating
Secretary