



Mrs. Petersen called the meeting to order at 6:01 PM.

Present were:

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

Hearing(s) / Owner's Forum:

There were no Hearings.

A resident was present to inquire about a home on Applestone Trail renting out the basement; and if that is allowed. It was noted the matter would be discussed later in the meeting.

President's Report:

A Neighborhood Watch event will be on June 11th at Woodmen Valley Park. Mr. Flanagan stated the hit-and-run vehicle accident at Alpine Glen; the vehicle was identified using the Flock System. It was noted the Flock System was used to identify two other vehicles for theft and careless driving events. There will be a public meeting on May 20th for residents to submit input on the Blodgett Peak Open Space (in the parking lot). It was noted that Senate Bill 213 failed.

Treasurer's Report:

Mr. Fulton reviewed the Treasurer's Report noting the April 30th financial status, to include Alpine Glen, Angelstone Street, and Pere-Green Garden accounts. The AGED report was reviewed, and there is one home past due.

Secretary's Report:

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

Committee Reports:

The volunteer committee members were updated on Landscaping and Safety & Security. As updated, a motion was made to appoint the members, which carried 5-0 in favor.

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

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

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

An updated bid for irrigation updating was obtained and will be phased out over several years. This year's work will remain at \$6k and be completed in the fall.

The pavers for the retaining wall on Sierra Oak (traffic accident) can no longer be sourced; an option will be to see if other pavers at the ends of the wall can be used.

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.

Old / New Business:

There was an owner request asking what the definition of an RV is; the Rules were reviewed. Discussion followed, and the Colorado Department of Transportation RV definitions were considered for addition to the Rules. A motion was made to add all bullets to the existing Rules, which carried 5-0 in favor.

The owners of 8010 Applestone Trail submitted a response to the Association's request for more information if they are renting a portion of their home. A copy of the lease was provided. It was agreed to obtain a legal opinion to determine if this type of use is allowed and doesn't violate the existing provisions in the governing documents.

The next Board meeting will be on June 14th, at 6:00 PM at FS 18.

The meeting was adjourned at 7:02 PM.



Tom Keating
Secretary