

The Peregrine

Master Association Inc.

October 2023

Dear Peregrine Neighbors:

Each year, the Peregrine community has an opportunity to meet one another, learn about the projects the HOA has accomplished, and find out what is planned for the coming year. The Annual meeting is a dedicated time for the Board to keep you informed of the Association's activities and invites a quorum of voting members to make decisions official for our community. You also have the opportunity to vote on the election of new Board members.

At the meeting, we will hear from our City Councilman, Dave Donelson, Police Officer Brian Corrado, Colorado Springs Wildfire Mitigation Department representatives, and others. Please plan to attend!

November 15th
6:00 PM / Mount Saint Francis
Auditorium at the Administration Building "7665 Assisi Heights"
Registration: 5:30 to 5:55 PM / Meeting 6:00 to 7:00 PM

You can vote using your proxy or designate the person of your choice or Board member to cast your vote at the meeting. All proxies should be mailed to Derek Patterson, given to your designated proxy, or dropped off at the registration desk before the meeting. Please email or mail all proxies and ballots early enough to reach the RowCal office no later than November 14th, 2023.

The Board is responsible for deciding all financial and contractual matters of the Association, so your vote is very important. If you have questions about the meeting, please call Mr. Patterson.

I look forward to welcoming you to the meeting.



Derek Patterson
Property Manager



The Peregrine Master Association

GENERAL MEMBERSHIP MEETING

NOVEMBER 15, 2023
6:00 PM to 7:00 PM
AUDITORIUM – 7665 ASSISI HEIGHTS

Type of meeting: *GENERAL MEMBERSHIP MEETING*

Website: www.PeregrineHOA.com

President: Kristen Petersen

SIGN-IN 5:30 – 5:55 PM

Vice President: Michelle
McArthur

Secretary: Tom Keating

AGENDA TOPICS

Treasurer: David Fulton

Director: Steve Garcia

CALL TO ORDER

6:00 PM

Director: Brad Helton

Roll call, quorum present

Director: Jack Greenfield

Finances: Kristie McKitterick

STATE OF THE ASSOCIATION – PRESENTATIONS

Mmgt: Derek Patterson

City Representative(s)

- CSFD Wildfire Mitigation Office
- CSPD Crime Prevention Officer
- City Councilman Dave Donelson

President's Report

BOARD OF DIRECTORS ELECTION

Introduction of Candidates

(4 open Board terms)

- Election results
- Meeting Minute Approval (2022 Annual Meeting)

ANNOUNCEMENTS

ADJOURNMENT

7:00 PM

The Peregrine Master Association, Inc.

General Membership Meeting Minutes

Location: Mt. Saint Francis Auditorium

November 16, 2022

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

Assets

Operating Accounts

10-1000-00	SSB-Oper-4816	\$	60,627.40
10-1010-00	ENT - Checking - 4107		9,344.43
10-1020-00	ENT Oper Savings - 3504		97,404.54
10-1060-00	Chase Operating MM .04% - 0733		94,978.65
10-1400-00	SSB-MM Sav-4822		1,044.20

TOTAL Operating Accounts		\$	\$ 263,399.22
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Reserve Accounts

11-1100-00	Wells F Advis Reserve MM .05% - 4374	\$	12,825.94
11-1105-00	SSB-MM Res-4819		43,259.38
11-1120-00	Huntington MM .01% - 8260		14,723.73
11-1130-00	ENT Reserve MM .20% - 4953		5,009.31
11-1151-00	Goldman Sachs CD 4.054% 2-3-24		48,174.86
11-1152-00	Beal Bank 4.4% 1-10-24		50,000.00
11-1154-00	Truist Bank CD 4.7% 1-30-24		50,000.00
11-1156-00	Huntington CD 5.13% 5-31-24		102,538.35
11-1157-00	Pacific Western 4.75% 2-21-25		50,000.00
11-1158-00	Pacific Western 4.75% 2-23-26		50,000.00

TOTAL Reserve Accounts		\$	\$ 426,531.57
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Other Current Assets

12-1100-00	Accounts Receivable	\$	1,646.23
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TOTAL Other Current Assets		\$	\$ 1,646.23
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Total Assets		\$	\$ 691,577.02
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Liabilities & Equity

Current Liabilities

20-2030-00	Prepaid Assessments	\$	4,856.00
20-2040-00	Trash Service - Deferred		42,941.18
20-2050-00	Master Assessments - Deferred Annual Assessments		89,460.00
20-2080-00	La Bellezza - Deferred Annual Assessments		4,935.00
20-2090-00	Sanctuary@Peregrine - Deferred Annual Assessments		4,026.75
20-2100-00	Villages@Peregrine - Deferred Annual Assessments		3,344.25

TOTAL Current Liabilities		\$	\$ 149,563.18
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Equity

29-2960-00	Fund Balance	\$	515,152.64
	Net Income Gain / (Loss)	\$	26,861.20

TOTAL Equity		\$	\$ 542,013.84
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Total Liabilities & Equity		\$	\$ 691,577.02
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Ordinary Income/Expense							
INCOME							
Operating Income							
30-3010 Master Assoc. Assessment	\$29,820.00	\$29,820.00	\$-	\$268,380.00	\$268,380.00	\$-	\$357,840.00
30-3015 Interest Income (Operating)	6.35	-	6.35	69.46	-	69.46	-
30-3020 Trash & Recycling	12,512.50	12,893.67	(381.17)	112,424.50	116,043.03	(3,618.53)	154,724.00
30-3050 La Bellezza Assessment	1,645.00	1,645.00	-	14,805.00	14,805.00	-	19,740.00
30-3060 Sanctuary Assessment	1,342.25	1,342.25	-	12,080.25	12,080.25	-	16,107.00
30-3070 Villages Assessment	1,114.75	1,114.75	-	10,032.75	10,032.75	-	13,377.00
30-3090 Fines	1,000.00	-	1,000.00	1,000.00	-	1,000.00	-
30-3130 Late Fees	20.00	-	20.00	1,670.00	-	1,670.00	-
30-3140 A/R Interest	5.05	-	5.05	160.34	-	160.34	-
TOTAL Operating Income	\$47,465.90	\$46,815.67	\$650.23	\$420,622.30	\$421,341.03	(\$718.73)	\$561,788.00
TOTAL INCOME	\$47,465.90	\$46,815.67	\$650.23	\$420,622.30	\$421,341.03	(\$718.73)	\$561,788.00
EXPENSES AND RESERVE FUNDING							
Operating Expenses							
50-5120 Accounting	1,323.34	1,325.00	1.66	11,910.06	11,925.00	14.94	15,900.00
50-5130 Administration	911.34	1,579.17	667.83	7,282.03	14,212.53	6,930.50	18,950.00
50-5140 Audit	-	216.67	216.67	-	1,950.03	1,950.03	2,600.00
50-5150 Community Events	-	666.67	666.67	4,746.13	6,000.03	1,253.90	8,000.00
50-5160 Community Projects	-	154.17	154.17	500.00	1,387.53	887.53	1,850.00
50-5170 Contingency	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
50-5190 Electric	92.39	79.17	(13.22)	647.27	712.53	65.26	950.00
50-5200 Emergent Landscaping	-	916.67	916.67	2,542.05	8,250.03	5,707.98	11,000.00
50-5230 Fire Mitigation	-	833.33	833.33	4,445.00	7,499.97	3,054.97	10,000.00
50-5250 General Maintenance & Repairs	1,246.70	1,250.00	3.30	9,963.55	11,250.00	1,286.45	15,000.00
50-5280 Insurance	-	-	-	14,391.00	13,500.00	(891.00)	13,500.00
50-5300 IT Support	-	208.33	208.33	1,475.00	1,874.97	399.97	2,500.00
50-5350 Landscaping Maint Contract	4,636.00	4,725.00	89.00	41,724.00	42,525.00	801.00	56,700.00
50-5370 Legal Expense	895.00	208.33	(686.67)	2,491.87	1,874.97	(616.90)	2,500.00
50-5380 Legal Reimbursement	-	(83.33)	(83.33)	-	(749.97)	(749.97)	(1,000.00)
50-5390 Management	4,641.67	4,641.67	-	41,775.03	41,775.03	-	55,700.00
50-5400 Security/ Extra Duty Patrols	2,028.00	2,666.67	638.67	19,033.63	24,000.03	4,966.40	32,000.00
50-5430 Snow Removal	-	1,666.67	1,666.67	11,545.00	15,000.03	3,455.03	20,000.00
50-5440 Sprinkler System Mgmt/Repair	1,896.63	833.33	(1,063.30)	9,152.64	7,499.97	(1,652.67)	10,000.00
50-5450 Trash & Recycling	12,770.10	12,893.67	123.57	115,222.07	116,043.03	820.96	154,724.00
50-5460 Tree Maintenance	1,090.00	250.00	(840.00)	5,007.50	2,250.00	(2,757.50)	3,000.00
50-5480 Water	10,611.71	5,631.25	(4,980.46)	44,393.00	50,681.25	6,288.25	67,575.00
50-5620 Winter Water	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
50-5630 Storm Water Expense	346.50	403.17	56.67	3,023.60	3,628.53	604.93	4,838.00
TOTAL Operating Expenses	\$42,489.38	\$41,523.94	(\$965.44)	\$351,270.43	\$387,215.46	\$35,945.03	\$511,787.00
TOTAL DISBURSEMENTS	\$42,489.38	\$41,523.94	(\$965.44)	\$351,270.43	\$387,215.46	\$35,945.03	\$511,787.00
Ordinary Income/Expense NET INCREASE (DECREASE)	\$4,976.52	\$5,291.73	(\$315.21)	\$69,351.87	\$34,125.57	\$35,226.30	\$50,001.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Other Income/Expense							
INCOME							
Other Income							
60-6010 Interest Income Replacem Funds	\$445.42	\$-	\$445.42	\$6,605.36	\$-	\$6,605.36	\$-
TOTAL Other Income	\$445.42	\$-	\$445.42	\$6,605.36	\$-	\$6,605.36	\$-
TOTAL INCOME	\$445.42	\$-	\$445.42	\$6,605.36	\$-	\$6,605.36	\$0.00
EXPENSES AND RESERVE FUNDING							
Other Expense							
65-6530 Landscape Reserves	-	-	-	35,971.03	-	(35,971.03)	-
65-6540 Fence Repair - Reserves	-	-	-	13,125.00	-	(13,125.00)	-
TOTAL Other Expense	\$-	\$-	\$-	\$49,096.03	\$-	(\$49,096.03)	\$-
TOTAL DISBURSEMENTS	\$0.00	\$-	\$-	\$49,096.03	\$-	(\$49,096.03)	\$0.00
Other Income/Expense NET INCREASE (DECREASE)	\$445.42	\$-	\$445.42	(\$42,490.67)	\$-	(\$42,490.67)	\$-
NET INCREASE (DECREASE)	\$5,421.94	\$5,291.73	\$130.21	\$26,861.20	\$34,125.57	(\$7,264.37)	\$50,001.00

The Peregrine Master Association, Inc.

BOARD OF DIRECTORS APPLICATION

Candidate's Name: David Fulton

Address: 2545 Himalaya Ct.

I want to apply for one of the Peregrine Board of Directors openings. I understand that the candidates receiving the most significant votes will be elected to the Board of Directors.

I believe I can contribute to the business aspects of the Association and represent all the Association members. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the Articles, Bylaws, Protective Covenants, and the Rules and Regulations and that I must fully understand those documents and must not be in personal violation of any part of them. I know that the Board of Directors must make its decisions based on the community's best interest, not on the interest of any individual lot owner or group of lot owners. I believe I can contribute to this decision-making process. I will fully support the Board's decision if the vote does not go my way. If elected to the Board of Directors, I will not use my position to gain personal power or advantages unavailable to non-board Association members.

Have you previously served on an HOA board or committee? YES / NO

If so, which one(s) and for how long? Peregrine Master Association, 3 years

What is your opinion of the Covenants and Rules?

Too Restrictive _____ Too Lenient _____ Just Right

Serving on the Board of Directors requires a commitment of time and energy, including attending monthly board meetings, committee participation, communication with Association members, etc., over a three-year term. Do you have obligations that might limit your performing these duties?

I have been a homeowner at Peregrine since: 2019

Please use this space if you would like to comment on why you want to serve as a board member and what experience and expertise would benefit the Association. (Add additional

I wish to serve as a board member to leverage my experience and financial background for the betterment of the Association. As the current board Treasurer, I've gained firsthand insight into our financial operations, working diligently with our partners to ensure transparency and fiscal responsibility. My professional background as a Certified Financial Planner (CFP) and Chief Financial Officer (CFO) further equips me with the skills necessary to lead complex financial analyses, budget planning, and risk assessment. My understanding of economic factors can help steer the Association towards sustainable growth while ensuring members' needs are met in a financially sound manner.

Signature  Date 9/19/2023

The Peregrine Master Association, Inc.

BOARD OF DIRECTORS APPLICATION

Candidate's Name: Steven Garcia

Address: 2625 Himalaya Ct

I want to apply for one of the Peregrine Board of Directors openings. I understand that the candidates receiving the most significant votes will be elected to the Board of Directors.

I believe I can contribute to the business aspects of the Association and represent all the Association members. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the Articles, Bylaws, Protective Covenants, and the Rules and Regulations and that I must fully understand those documents and must not be in personal violation of any part of them. I know that the Board of Directors must make its decisions based on the community's best interest, not on the interest of any individual lot owner or group of lot owners. I believe I can contribute to this decision-making process. I will fully support the Board's decision if the vote does not go my way. If elected to the Board of Directors, I will not use my position to gain personal power or advantages unavailable to non-board Association members.

Have you previously served on an HOA board or committee? YES NO

If so, which one(s) and for how long? Peregrine Master HOA / 3 years

What is your opinion of the Covenants and Rules?

Too Restrictive _____ Too Lenient _____ Just Right X

Serving on the Board of Directors requires a commitment of time and energy, including attending monthly board meetings, committee participation, communication with Association members, etc., over a three-year term. Do you have obligations that might limit your performing these duties?

I have been a homeowner at Peregrine since: 2013

Please use this space if you would like to comment on why you want to serve as a board member and what experience and expertise would benefit the Association. (Add additional pages if required.)

I am a current Peregrine HOA board member, I have served as Safety & Security lead since 2020. Over the last 3 years, I have focused on making Peregrine a safe place to live and raise a family. As a board, we have worked with CSFD on fire mitigation & chipping events. We implemented the Flock Safety System. I look forward to enhancing safety in the years to come.

Signature [Handwritten Signature] Date 9/5/2023

The Peregrine Master Association, Inc.

BOARD OF DIRECTORS APPLICATION

Candidate's Name: Brad Helton

Address: 8070 Edgerly Ct.

I want to apply for one of the Peregrine Board of Directors openings. I understand that the candidates receiving the most significant votes will be elected to the Board of Directors.

I believe I can contribute to the business aspects of the Association and represent all the Association members. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the Articles, Bylaws, Protective Covenants, and the Rules and Regulations and that I must fully understand those documents and must not be in personal violation of any part of them. I know that the Board of Directors must make its decisions based on the community's best interest, not on the interest of any individual lot owner or group of lot owners. I believe I can contribute to this decision-making process. I will fully support the Board's decision if the vote does not go my way. If elected to the Board of Directors, I will not use my position to gain personal power or advantages unavailable to non-board Association members.

Have you previously served on an HOA board or committee? YES / NO

If so, which one(s) and for how long? PMA, 3 years

What is your opinion of the Covenants and Rules?

Too Restrictive _____ Too Lenient _____ Just Right

Serving on the Board of Directors requires a commitment of time and energy, including attending monthly board meetings, committee participation, communication with Association members, etc., over a three-year term. Do you have obligations that might limit your performing these duties?

I have been a homeowner at Peregrine since: 2019

Please use this space if you would like to comment on why you want to serve as a board member and what experience and expertise would benefit the Association. (Add additional pages if required.)

I have served as a PMA board member since 2020. As head of Landscape & Infrastructure I have strived to protect our investment in our homes by maintaining critical infrastructure and upgrading derelict landscaping. I would look forward to continuing to contribute to the community in this capacity in a secured form.

Signature Brad Helton Date 9/19/23

The Peregrine Master Association, Inc.

BOARD OF DIRECTORS APPLICATION

Candidate's Name: Kristen Petersen

Address: 8165 Rountt Ct.

Phone Number: 719-255-3964

Email: petersen@peregrinehoa.com

I want to apply for one of the Peregrine Board of Directors openings. I understand that the candidates receiving the most significant votes will be elected to the Board of Directors.

I believe I can contribute to the business aspects of the Association and represent all the Association members. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the Articles, Bylaws, Protective Covenants, and the Rules and Regulations and that I must fully understand those documents and must not be in personal violation of any part of them. I know that the Board of Directors must make its decisions based on the community's best interest, not on the interest of any individual lot owner or group of lot owners. I believe I can contribute to this decision-making process. I will fully support the Board's decision if the vote does not go my way. If elected to the Board of Directors, I will not use my position to gain personal power or advantages unavailable to non-board Association members.

Have you previously served on an HOA board or committee? YES / NO

If so, which one(s) and for how long? Peregrine Master Association, 3 years

What is your opinion of the Covenants and Rules?

Too Restrictive _____ Too Lenient _____ Just Right x

Serving on the Board of Directors requires a commitment of time and energy, including attending monthly board meetings, committee participation, communication with Association members, etc., over a three-year term. Do you have obligations that might limit your performing these duties?

I have been a homeowner at Peregrine since: 2010

Please use this space if you would like to comment on why you want to serve as a board member and what experience and expertise would benefit the Association. (Add additional pages if required.)

I have had the honor of serving on the Peregrine HOA Board for the past three years, two as president of the board. In this role, I built solid relationships with various city entities, providing gates at both entrances to Blodgett Open Space, a renewed relationship with CSPD, traffic engineering signs, paving projects throughout our neighborhood, and collaboration on upcoming park development. The joy of working on these issues for the good of our community and acting on the concerns of our residents is vital to our community's strength. I look forward to continuing this work.

Signature Kristen R Petersen Date Sept. 22, 2023

The Peregrine Master Association

3720 Sinton Road, Suite 200, Colorado Springs, CO 80907
E-mail: Derek.Patterson@RowCal.com

GENERAL MEMBERSHIP - DIRECTED VOTE / PROXY

I (We) now certify that I (we) own, via recorded Deed, the following described property:

(PEREGRINE ADDRESS)

OPTION 1: VOTE ON THIS FORM AND RETURN IT.

I (We) vote as indicated below for the following individual(s) to serve on the Association's Board of Directors. **Vote for up to four (4):**

David Fulton **Steve Garcia**

Brad Helton **Kristen Petersen**

I (We) vote below for the consideration of the 2022 Annual Minutes:

Approve Disapprove

OPTION 2: ASSIGN SOMEONE TO VOTE ON YOUR BEHALF.

I (We) now appoint (Name of Your Proxy), _____
as my (our) official Proxy to exercise my (our) vote on any items that may come before the
Membership at the November 15, 2023, meeting. (Blank proxies will be assigned to the Board).

All Directed Votes/Proxies must be returned by November 14.

Via U.S. Mail: 3720 Sinton Road, Suite 200, Colorado Springs, CO 809107
Via E-mail: Derek.Patterson@RowCal.com

(PRINTED OWNER NAME)

(PRINTED OWNER NAME)

(OWNER SIGNATURE) (DATE)

(OWNER SIGNATURE) (DATE)