



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

Present were:

Kristen Petersen	President
Michelle McArthur	Vice President
David Fulton	Treasurer
Steve Garcia	Director at Large
Brad Helton	Director at Large
Derek Patterson	RowCal Management
Kristie McKitterick	Balanced Bookkeeping

Excused Absence: Jack Greenfield Director at Large
Tom Keating Secretary
* 5 residents were in attendance

Hearing(s) / Owner's Forum:

It was noted there were several homes with possible assessment fines, which will be discussed in the Executive Session at the end of the meeting.

President's Report:

Mrs. Petersen discussed the Blodgett Peak Open Space Master Plan / Planning Session public meeting at The Flying W Ranch. A handout was reviewed, noting four possible trailhead options for the area. A question-and-answer period followed. The next meeting is October 17th, 2023, at 5:30 PM.

Treasurer's Report:

Mr. Fulton and Mrs. McKitterick reviewed the Treasurer's Report, noting the August 31st financial status to include Alpine Glen, Angelstone Street, and Pere-Green Garden accounts. The AGED report was reviewed.

The third draft of the 2024 Budget was reviewed with a question-and-answer period. A motion was made to approve the Master, Alpine Glen, and Angelstone Street budgets, which carried 5-0 in favor. A second motion was made to renew the 2024 Lawn contracts with ULS, which carried 5-0 in favor.

It was noted there are collection actions to discuss for past-due accounts, which will be reviewed in the Executive Session at the end of the meeting.

Secretary's Report:

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

Committee Reports:

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

A meeting was held with the Wildfire Mitigation Office for proposed work for a Common Area Track on Loganwood Court. The Tract will be mitigated later this month and is not part of a grant project.

It was noted that The Sanctuary at Peregrine HOA was approved for a mitigation project to treat the areas around the southern border of their community.

More dead trees were found on the hillside across from Alpine Glen and along W. Woodmen Road (roughly 16 trees). It was agreed to have them removed, and this project will be funded from the Wildfire Mitigation line item.

Mr. Helton presented the **Landscape & Infrastructure and the Communications** report.

A bid was reviewed to upgrade and install new lighting at the main West Woodmen Road entry (sign, wall, pillars, and trees). After discussion, a motion was made to approve the bid, which carried 5-0 in favor.

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

The **Alpine Glen** report was reviewed.

The **Covenant Compliance Committee** is working on proposed updates to the Rules for Roofing and Eave & Soffit Lighting.

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 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 was reviewed.

The **Lawn Care** report was reviewed.

Mr. Patterson reviewed a bid to update and relocate all original irrigation heads on Orchard Valley Road (all 3 tracts for \$27k). This would complete the updating of all above ground equipment. This will be added to the Project List for future planning.

Old / New Business:

The owners of 3255 W. Woodmen Road inquired about the Association's landscaper applying weed killer to the rocks around the Filing Sign on the corner of their lot. It was learned there is no landscaping easement, and ULS will be instructed to do no work at that location.

Mr. Patterson reviewed the circumstances with some underground boring at the entry to the community and concerns about damaging the irrigation equipment (UNCC locate requests and a reply from UNCC were reviewed). At this time, no damage has been detected. The Damage Prevention Liaison is Todd Griffith, TGriffeth@co811.org or 720-705-7983. It was noted that the same vendor is also boring at La Bellezza HOA.

There was a request made by The Villages at Peregrine HOA to have the Association conduct snow removal on the outer sidewalk running parallel to W. Woodmen Road. Discussion followed. It was agreed to add the sidewalk if the Association signs our snow removal Hold Harmless Waiver. The sidewalk on the south border of La Bellezza will be added.

7:16 PM. Mrs. Petersen briefed the members that the Board would go into **Executive Session** to discuss current legal collection matters, possible assessment fines/Hearings for compliance violations, and agencies that can help enforce City concerns (Regional Building, Zoning, etc.).

The Board reconvened the meeting and agreed to the following:

- Any concerns with violations of City ordinances, statutes, etc., must be reported by that owner to the City;
- Balanced Bookkeeping was authorized to proceed with Collection actions for three homes, as noted on page 22 of the packet (serving, filing a lien, etc.);
- 2450 Clayton Court: the Association will inquire with an Arborist to see if the Scrub Oak trees will survive the significant pruning of dead and live branches (6 trees);
- 2190 Hoodoo Drive: inquire if the owners have a report from an Arborist that states why all of the dead material was not removed, with a 2-week compliance date;
- 8420 Ryegrass Trail: inquire if the owners have a report from an Arborist that states why the dead Aspen tree should not be removed, with a 2-week compliance date;
- 2690 St. Catherine Court: inquire if the owner has a report from an Arborist that states why the dead Aspen tree has not been removed, and to remove two other dead trees, with a 2-week compliance date or a \$100.00 fine will be imposed;
- 3060 Richfield Drive: inquire if the owners have a report from an Arborist that states why the dead Aspen tree has not been removed, and to remove one other dead tree, with a 2-week compliance date or a \$100.00 fine will be imposed;
- 2575 Edenderry Drive: inquire if the owners have a report from an Arborist that states why the dead material has not been pruned from the Aspen tree or to remove the material, with a 2-week compliance date, or a \$100.00 fine will be imposed;
- 8480 Vance Court: inquire if the owners have a report from an Arborist that states why the dead material is not pruned from two Aspen trees or to remove the materail, with a 2-week compliance date or a \$100.00 fine will be imposed.

The next Board meeting will be on October 11th, at 6:00 PM at FS 18.

The meeting was adjourned at 7:47 PM.



Derek Patterson
Property Manager