



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

Present were:

Kristen Petersen	President
Michelle McArthur	Vice President
Tom Keating	Secretary
David Fulton	Treasurer
Jack Greenfield	Director at Large
Brad Helton	Director at Large
Derek Patterson	Property Manager
Kristie McKitterick	Balanced Bookkeeping
Excused Absence: Steve Garcia	Director at Large

* 4 residents were in attendance

Hearing(s) / Owner's Forum:

There were no Hearings.

The Board of Directors representing The Villages at Peregrine HOA submitted a letter asking the Association to consider implementing five different requests (additional benefits) before the meeting. A reply was issued with an invitation to attend this meeting, and with no one present, no further action was taken.

President's Report:

Mrs. Petersen discussed the Blodgett Peak Open Space Master Plan / Planning Session public meeting at The Flying W Ranch, set for October 17th, 2023, at 5:30 PM.

It was noted that Mt. Saint Francis (MSF) transferred the property to Catholic Health Initiatives Colorado in 2019, and the MSF campus has now been transferred as of October 1st along with other facilities. The nursing and retreat centers will continue to provide health services on the campus, and the two ministries will continue. The remaining Sisters will live, volunteer, retire, and be buried at MSF.

Treasurer's Report:

Mr. Fulton and Mrs. McKitterick reviewed the Treasurer's Report, noting the September 30th financial status to include Alpine Glen, Angelstone Street, and Pere-Green Garden accounts. The AGED report was reviewed.

Secretary's Report:

A motion was made to approve the September Board meeting minutes, which carried 6-0 in favor.

Committee Reports:

A question-and-answer period followed for the **Safety & Security** report.

The Flock System has been a valuable tool, and the service will be renewed next year.

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

The **Alpine Glen** report was reviewed.

Mr. Greenfield presented the **Covenant Compliance Committee** report.

A draft Rule update was reviewed for soffit and eave accent lighting. A motion was made to approve the language presented, which carried 6-0 in favor.

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

Old / New Business:

The current Welcome Letter was reviewed, and copies will be provided to Mrs. Keating for the welcome packages.

The Board meeting was adjourned at 6:50 PM.

The **2024 Budget Meeting** was called to order at 7:00 PM.

Mr. Fulton reviewed a PowerPoint presentation. A question-and-answer period followed with input from the members. No adjustments or changes were noted, so the Master budget, Alpine Glen budget, and Angelstone budget remained approved by the Board.

The meeting was adjourned at 7:52 PM.

The next meeting is the Annual Meeting scheduled for November 15th, 2023, at 6:00 PM.

Tom Keating

Tom Keating
Secretary