

The Peregrine Master Association, Inc.

General Membership Meeting Minutes
Location: Mt. Saint Francis Auditorium
November 15, 2023

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
Tom Keating	Secretary
David Fulton	Treasurer
Steve Garcia	Director at Large
Brad Helton	Director at Large
Kristie McKitterick	Balanced Bookkeeping
Derek Patterson	RowCal Management

Presenters: Jessica McIntire	CSFD Wildfire Mitigation Office
Cory Ashby	CSFD Wildfire Mitigation Office
Brian Corrado	CSPD Crime Prevention Officer

Excused Absences: Michelle McArthur	Vice President
Jack Greenfield	Director at Large

Homeowners present: A total of one hundred and seven (107) homes were represented; sixty-six (66) by mail-in proxy, and forty-one (41) owners in person. A quorum was present [51]. Mr. Patterson and Mrs. McKitterick conducted roll call.

Mrs. Petersen introduced the Board and the **presenters**.

Ms. McIntire, **Wildfire Mitigation Office**, discussed the results of the two community chipping events and information regarding this year's wildfire mitigation work in our Common Areas. There were 108 homes registered for the May chipping event and 181 homes for the August event, representing 53.1 tons of material removed. Cost share stipends were discussed along with emergency planning emphasizing COS Ready, an alert program, and a website providing information for Zone Evacuations (<https://coloradosprings.gov/ready>). A question-and-answer period followed.

Mr. Corrado, **Crime Prevention Officer**, discussed police coverage zones (four divisions for the City), noting that the Falcon Division covers 46 square miles, 482 miles of roads, and roughly 106k residents. Information was given regarding crime trends (property crimes, persons crimes, traffic, and unreported crimes). Information on Neighborhood Watch was discussed to include crime information statistics sourced from (www.myneighborhoodupdate.net) and encouraged residents to use the GoCOS! phone app to report issues to different city agencies.

Mr. Garcia discussed activities for the year that the **Safety & Security Committee** worked on, including Wildfire Mitigation work behind Table Mesa Way and Loganwood Court. The Flock camera system was discussed, and it has aided in identifying numerous vehicles in different criminal situations. Extra Duty CSPD patrols will continue for next year.

Mr. Helton discussed projects completed this year and proposed projects for 2024 that the **Landscaping & Infrastructure Committee** has planned.

Mrs. Petersen discussed activities completed by the **Covenant Compliance Committee** and this year's events organized by the **Community Events Committee**.

Mr. Fulton discussed the 2024 Budget, dues increase, and other financial details.

Mrs. Petersen presented the **President's Report**, noting the accomplishments and relationships with numerous City agencies this year (CSPD, CSFD, CSU, Traffic Engineering, City Parks, and the Road Department). It was noted that the Mt. Saint Francis community transferred the property to Catholic Health Initiatives Colorado in 2019, and the MSF campus has been transferred as of October 1, 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. There was a discussion on the City Parks, Blodgett Peak Open Space – Master Plan Action Committee. A list of 2024 Board Goals was reviewed (9 bullets).

For the **Board member election**, there are four (4) expiring terms for this year's meeting. Four volunteers were on the ballot (Mr. Fulton, Mr. Garcia, Mr. Helton, and Mrs. Petersen). The floor was opened for nominations, and there were none. Since the election was not contested, a motion was made to elect all candidates by acclamation, which was carried unanimously. All terms are for three years. The previous year's Annual Meeting minutes were also approved as submitted.

The members present thanked the Board members for their work and continued success with committee projects.

There being no further business, the meeting was adjourned at 7:51 p.m.



Tom Keating
Secretary