



Mrs. Petersen called the meeting to order at 6:09 PM.

Present were:

Kristen Petersen	President
Michelle McArthur	Vice President
Tom Keating	Secretary
David Fulton	Treasurer
Steve Garcia	(by Zoom) Director at Large
Derek Patterson	Property Manager
Kelly Denning	Balanced Bookkeeping
Excused Absences: Jack Greenfield	Director at Large
Brad Helton	Director at Large

* 37 residents were in attendance

Owner's Forum:

No requests were submitted.

President's Report:

Mrs. Petersen discussed the Blodgett Peak Open Space (BPOS) Master Plan and previous public meetings held last fall and this January. The current status of numerous items was discussed (no 4-way stop at Centennial Blvd. & Orchard Valley Road, the proposed 50 new parking spaces versus the 13 now, parking signs, and other general details). A question-and-answer period followed.

It was noted that the City, Traffic Engineering will be conducting a traffic study in the community soon.

Mr. Garcia noted the Flock camera system has been highly successful last year and the program will continue for 2024.

Treasurer's Report:

Mr. Fulton reviewed the Treasurer's Report, noting the December 31st year-end financial status and the January 31st finances (a handout) to include Alpine Glen, Angelstone Street, and Pere-Green Garden accounts. There was a discussion on the cash surplus. A motion was made to transfer \$90,223.99 to Reserves, which carried 5-0 in favor.

The AGED report was reviewed.

Secretary's Report:

A motion was made to approve the October 11th Board meeting minutes, the November Organizational meeting minutes, and there were no changes for the November Annual meeting minutes; which carried 5-0 in favor.

Committee Reports:

Mr. Garcia presented the **Safety & Security** report noting he is working with the Office of Emergency Management regarding concerns if a community evacuation event occurred in the future.

The **Alpine Glen** report was reviewed.

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

The floor was turned over to Mr. Dave Donelson, Councilmember for District 1. Mr. Donelson briefed the members present on numerous proposed items the Council is working on then took questions from the floor (primarily focused on the Blodgett Peak Open Space, concerns with speeding, road repairs on West Woodmen Road, the Parks Board process for voting on changes for BPOS, GoCOS reporting, etc.). He will be hosting a Town Hall meeting on February 29th and encouraged residents to attend.

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 year-end **2023 Water Usage** spreadsheet was reviewed.

The **Lawn Care** reports for December and January were reviewed.

Old / New Business:

A request was submitted to install a new pet station along West Woodmen Road near the four-way stop. The request was denied.

The Board revisited the matter of a request by The Villages at Peregrine HOA to have the Association performing snow removal on two (2) sections of sidewalks they own. This request was previously approved, but the official acknowledgment has not been received as the snow removal waiver was signed but the Board for The Villages wants all of their perimeter sidewalks completed, not just two areas. It was reiterated that only the two sidewalks shown on a map issued to their property manager are being considered. No removal will be done at this time until acknowledgment of the two sidewalks is received.

Mr. Patterson reviewed a request from the owners of 3225 West Woodmen Road to have the Association's snow removal contractor remove snow from their front sidewalk; noting they would remove the snow for the angled portions of the sidewalk at the driveway area. The request was approved.

The auditorium room at Mt. Saint Francis is longer available for use for the Annual meeting. Another location will be sought.

Mr. Fulton briefed the Board on a request from the La Bellezza at Peregrine HOA regarding the yearly dues billing (previously issued as one invoice); where now the dues will be billed individually to those members.

Hearing(s):

The Hearing set for 2060 Kittridge Ave was placed on hold until the March meeting, per a request from the owners.

8:20 PM. Mrs. Petersen briefed the members that the Board would go into **Executive Session** to discuss topics raised to her by members of the Board for The Villages at Peregrine HOA. The Board reconvened the meeting and no further action will be taken at this time.

The meeting was adjourned at 8:40 PM.

The next meeting will be March 13, 2024, at 6:00 PM.

A handwritten signature in cursive script that reads "Tom Keating".

Tom Keating
Secretary