



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
Steve Garcia	Director at Large
Jack Greenfield	Director at Large
Brad Helton	Director at Large
Derek Patterson	Property Manager
Kelly Denning	Balanced Bookkeeping

* 12 residents were in attendance by Zoom

Owner's Forum:

No requests were submitted.

Hearing(s):

A Hearing was held for 2065 Kittridge Ave to consider permanently removing a dog (named Glaedr) from the home after a dog bite incident last year. It was noted that the residents had a court date on February 20th, so the original hearing for February was postponed until today. The owners responded a second time on March 7th, noting that "removal of the involved animal (Glaedr) is not part of the proposal." A question-and-answer period followed. A motion was made to require the owner's remove the dog from the community by the end of March, which carried 7-0 in favor.

President's Report:

Mrs. Petersen discussed the recent Town Hall meeting held by Dave Donelson, which provided a lot of good information. A meeting with the Pikes Peak Office of Emergency Management (to discuss evacuation procedures for Peregrine) has been set for March 28th, 2024, at 6 PM at Fire Station 18.

Treasurer's Report:

Mr. Fulton reviewed the Treasurer's Report, noting the February 29th 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 February 7th Board meeting minutes, which carried 7-0 in favor.

Committee Reports:

Mr. Garcia presented the **Safety & Security** report, noting that the meeting was set with the Pikes Peak Office of Emergency Management.

Mr. Helton presented the **Landscape & Infrastructure** report. Bids are being sought for the proposed projects for this summer.

No new information was available for **Alpine Glen**.

Mr. Greenfield presented the **Covenant Compliance** report. He reviewed a proposal to the City regarding installing electronic gates for the Blodgett Peak Open Space parking lot (where no Park Ranger is needed to open and close the park daily).

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 **2024 Water Usage** spreadsheet was reviewed.

The **Lawn Care** report was reviewed.

Old / New Business:

None.

The meeting was adjourned at 6:35 PM.

The next meeting will be April 10th, 2024, at 6:00 PM.



Tom Keating
Secretary