



Mrs. Petersen called the meeting to order at 6:02 PM.

Present were:

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

* 4 residents were in attendance

Owner's Forum:

No requests were submitted.

Hearing(s):

The owners of 2275 Kittridge Ave. were present to discuss a recent dog attack involving their two German Shepherds (Casper and Zeek). They did respond in writing to the hearing notice. Testimony was heard from the owners, the corrective actions they have taken to prevent future incidents, and testimony from the victim was heard. A question-and-answer period followed. Documentation was collected from both parties. It was noted that a second attack had just occurred (a dog named Bowser).

President's Report:

Mrs. Petersen provided updates on the Blodgett Peak Open Space Master Plan, and the City Council approved the plan with amendments. There was mention of possibly working with City Parks & Recreation to rejuvenate the playground equipment in Woodmen Valley Park, with a possible shared funding program, but costs are unknown. No further action was taken.

Treasurer's Report:

Mr. Fulton and Mrs. McKitterick reviewed the Treasurer's Report, noting the May 31st financial status to include Alpine Glen, Angelstone Street, and Pere-Green Garden accounts. Variances for the year were discussed (General Maintenance and Insurance), and comments were noted for the draft 2025 Budget.

The AGED report was reviewed (\$1.4k owed).

Options were reviewed for slightly reducing some of the insurance policies by increasing the deductibles. It was agreed to leave them in place and hopefully find new carriers for renewal.

Secretary's Report:

A motion was made to approve the May 8th Board meeting minutes, which carried 4-0 in favor.

Committee Reports:

The Landscaping Committee members were confirmed, and a motion was made to appoint them for another year, which carried 4-0 in favor.

For the **Safety & Security** report, it was noted that the Wildfire Mitigation Office approved a mitigation project on the east side of Alpine Glen (a map was reviewed), and the Fire Department is seeking pricing. They plan to complete the work this fall.

Mr. Helton presented the **Landscape & Infrastructure** report. All currently approved projects are underway. Mr. Condon will be planting flowers this week; a reimbursement was submitted.

The Board of Directors from LaBellezza at Peregrine HOA thanked the Board for the yearly donation to improve their common areas. A request was made to inquire if this Sub-Association could be added to the master trash program, and they would pay the fee for their homes once a year directly to Balanced Bookkeeping. More information will be sought.

Mr. Flannagan presented the **Alpine Glen** report.

Mrs. Petersen 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 June inspection has been completed, and notices will be sent soon.

The **2024 Water Usage** spreadsheet was reviewed.

The **Lawn Care** report was reviewed.

Old / New Business:

Mr. Patterson reviewed a bid to remove turf grass under the large Pine trees at the main entry area and install new rock (\$9k). The project will be considered in 2025.

7:10 PM The Board announced they would go into an executive session to further discuss the dog attack incident. The members present were excused from the meeting and Mr. Keating was excused from the meeting.

The Board reconvened the meeting. Due to the dog attack incident, a motion was made to remove both dogs from the home within 30 days permanently. The motion carried 3-0 in favor.

The meeting was adjourned at 7:35 PM.

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

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

Tom Keating
Secretary