

The Peregrine

Master Association Inc.

October 2024

Dear Peregrine Neighbors:

Each year, the Peregrine community has an opportunity to meet one another, learn about the projects the HOA has accomplished, and find out what is planned for the coming year. The Annual meeting is a dedicated time for the Board to keep you informed of the Association's activities and invites a quorum of voting members to make decisions official for our community. You also have the opportunity to vote on the election of a new Board member.

At the meeting, we will hear from the Colorado Springs Wildfire Mitigation Department representatives. Please plan to attend!

November 13th, 2024 / 6:00

Woodmen Roberts Elementary School (8365 Orchard Valley Road)
In the Gym [Please enter through the front door near the bus stop]

Registration: 5:30 to 5:55 PM / Meeting 6:00 to 7:00 PM

You can vote using your proxy or designate the person of your choice or Board member to cast your vote at the meeting. All proxies should be mailed to Derek Patterson, given to your designated proxy, or dropped off at the registration desk before the meeting. Please email or mail all proxies and ballots early enough to reach the RowCal office no later than November 12th, 2024.

The Board is responsible for deciding all financial and contractual matters of the Association, so your vote is very important. If you have questions about the meeting, please call Mr. Patterson.

I look forward to welcoming you to the meeting.



Derek Patterson
Property Manager

Woodmen Roberts
Elementary School



Main Entry Door

Orch

Orchard Path Rd



The Peregrine Master Association

GENERAL MEMBERSHIP MEETING

NOVEMBER 13, 2024

6:00 PM to 7:00 PM

WOODMEN ROBERTS ELEMENTARY SCHOOL

Type of meeting:

GENERAL MEMBERSHIP MEETING

Website: www.PeregrineHOA.com

President: Kristen Petersen

SIGN-IN 5:30 – 5:55 PM

Vice President: Michelle
McArthur

Secretary: Tom Keating

AGENDA TOPICS

Treasurer: David Fulton

Director: Steve Garcia

CALL TO ORDER

6:00 PM

Director: Brad Helton

- Roll call, quorum present

Director: Vacant

Finances: Kristie McKitterick

STATE OF THE ASSOCIATION – PRESENTATIONS

Mmgt: Derek Patterson

- City Representatives
 - CSFD Wildfire Mitigation Office
 - Public Works: Corey Farkas
 - Republic Services: (not confirmed)
- President's Report

BOARD OF DIRECTORS ELECTION

- Introduction of Candidate(s)
(1 open Board term)
- Election results
 - Meeting Minute Approval (2023 Annual Meeting)

ANNOUNCEMENTS

ADJOURNMENT

7:00 PM

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

Assets

Operating Accounts

10-1000-00	SSB-Oper-4816	\$	3,230.16
10-1010-00	ENT - Checking - 4107		82,544.58
10-1020-00	ENT Oper Savings - 3504		97,449.39
10-1060-00	Chase Operating MM .04% - 0733		99,990.73
10-1400-00	SSB-MM Sav-4822		1,050.47

TOTAL Operating Accounts		\$	\$ 284,265.33
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Reserve Accounts

11-1100-00	Wells F Advis Reserve MM .05% - 4374	\$	3,810.98
11-1105-00	SSB-MM Res-4819		105,769.77
11-1120-00	Huntington MM .01% - 8260		14,730.50
11-1130-00	ENT Reserve MM .20% - 4953		5,013.95
11-1156-00	Huntington CD 5.13% 7-31-25		107,361.82
11-1159-00	Transportation Alliance Bank CD 4.85% 12-1-25		134,000.00
11-1160-00	Morgan Stanley CD 4.65% 3-8-27		135,000.00

TOTAL Reserve Accounts		\$	\$ 505,687.02
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Other Current Assets

12-1100-00	Accounts Receivable	\$	2,034.54
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TOTAL Other Current Assets		\$	\$ 2,034.54
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Total Assets		\$	791,986.89
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Liabilities & Equity

Current Liabilities

20-2030-00	Prepaid Assessments	\$	8,288.96
20-2040-00	Trash Service - Deferred		53,588.00
20-2050-00	Master Assessments - Deferred Annual Assessments		124,960.00
20-2080-00	La Bellezza - Deferred Annual Assessments		6,893.28
20-2090-00	Sanctuary@Peregrine - Deferred Annual Assessments		5,624.64
20-2100-00	Villages@Peregrine - Deferred Annual Assessments		4,671.28

TOTAL Current Liabilities		\$	\$ 204,026.16
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Equity

29-2960-00	Fund Balance	\$	554,901.26
	Net Income Gain / (Loss)	\$	33,059.47

TOTAL Equity		\$	\$ 587,960.73
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Total Liabilities & Equity		\$	791,986.89
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Ordinary Income/Expense							
INCOME							
Operating Income							
30-3010 Master Assoc. Assessment	\$31,240.00	\$31,240.00	\$-	\$249,920.00	\$249,920.00	\$-	\$374,880.00
30-3015 Interest Income (Operating)	19.74	-	19.74	186.69	-	186.69	-
30-3020 Trash & Recycling	13,397.00	13,369.83	27.17	107,176.00	106,958.64	217.36	160,438.00
30-3050 La Bellezza Assessment	1,723.34	1,723.33	0.01	13,786.72	13,786.64	0.08	20,680.00
30-3060 Sanctuary Assessment	1,406.17	1,406.17	-	11,249.36	11,249.36	-	16,874.00
30-3065 NSF Fee	-	-	-	40.00	-	40.00	-
30-3070 Villages Assessment	1,167.84	1,167.83	0.01	9,342.72	9,342.64	0.08	14,014.00
30-3130 Late Fees	20.00	-	20.00	1,359.00	-	1,359.00	-
30-3140 A/R Interest	2.93	-	2.93	125.99	-	125.99	-
TOTAL Operating Income	\$48,977.02	\$48,907.16	\$69.86	\$393,186.48	\$391,257.28	\$1,929.20	\$586,886.00
TOTAL INCOME	\$48,977.02	\$48,907.16	\$69.86	\$393,186.48	\$391,257.28	\$1,929.20	\$586,886.00
EXPENSES AND RESERVE FUNDING							
Operating Expenses							
50-5120 Accounting	1,323.34	1,325.00	1.66	10,586.72	10,600.00	13.28	15,900.00
50-5130 Administration	746.54	1,579.17	832.63	5,532.08	12,633.36	7,101.28	18,950.00
50-5140 Audit	-	-	-	2,800.00	2,600.00	(200.00)	2,600.00
50-5150 Community Events	621.35	666.67	45.32	4,642.45	5,333.36	690.91	8,000.00
50-5160 Community Projects	1,950.00	154.17	(1,795.83)	1,950.00	1,233.36	(716.64)	1,850.00
50-5170 Contingency	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
50-5190 Electric	107.43	79.17	(28.26)	781.14	633.36	(147.78)	950.00
50-5200 Emergent Landscaping	-	833.34	833.34	1,500.03	4,166.70	2,666.67	5,000.00
50-5230 Fire Mitigation	-	833.33	833.33	1,900.00	6,666.64	4,766.64	10,000.00
50-5250 General Maintenance & Repairs	2,319.90	1,458.33	(861.57)	18,254.49	11,666.64	(6,587.85)	17,500.00
50-5280 Insurance	-	-	-	30,533.00	14,000.00	(16,533.00)	14,000.00
50-5300 IT Support	-	133.33	133.33	1,475.00	1,066.64	(408.36)	1,600.00
50-5350 Landscaping Maint Contract	4,868.00	4,868.67	0.67	38,944.00	38,949.36	5.36	58,424.00
50-5370 Legal Expense	-	166.67	166.67	74.00	1,333.36	1,259.36	2,000.00
50-5380 Legal Reimbursement	-	(83.33)	(83.33)	-	(666.64)	(666.64)	(1,000.00)
50-5390 Management	4,641.67	4,641.67	-	37,133.36	37,133.36	-	55,700.00
50-5400 Security/ Extra Duty Patrols	2,082.25	2,666.67	584.42	18,994.99	21,333.36	2,338.37	32,000.00
50-5430 Snow Removal	-	-	-	16,930.00	9,600.00	(7,330.00)	16,000.00
50-5440 Sprinkler System Mgmt/Repair	2,821.00	1,428.58	(1,392.42)	15,837.72	7,142.90	(8,694.82)	10,000.00
50-5450 Trash & Recycling	13,136.12	13,369.83	233.71	104,443.87	106,958.64	2,514.77	160,438.00
50-5460 Tree Maintenance	685.00	250.00	(435.00)	2,965.00	2,000.00	(965.00)	3,000.00
50-5480 Water	15,204.77	9,714.29	(5,490.48)	39,000.32	48,571.45	9,571.13	68,000.00
50-5620 Winter Water	-	-	-	-	600.00	600.00	1,000.00
50-5630 Storm Water Expense	346.50	403.17	56.67	2,772.00	3,225.36	453.36	4,838.00
TOTAL Operating Expenses	\$50,853.87	\$44,905.40	(\$5,948.47)	\$357,050.17	\$350,114.57	(\$6,935.60)	\$511,750.00
TOTAL DISBURSEMENTS	\$50,853.87	\$44,905.40	(\$5,948.47)	\$357,050.17	\$350,114.57	(\$6,935.60)	\$511,750.00
Ordinary Income/Expense NET INCREASE (DECREASE)	(\$1,876.85)	\$4,001.76	(\$5,878.61)	\$36,136.31	\$41,142.71	(\$5,006.40)	\$75,136.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Other Income/Expense							
INCOME							
Other Income							
60-6010 Interest Income Replacem Funds	\$1,064.59	\$-	\$1,064.59	\$15,776.07	\$-	\$15,776.07	\$-
TOTAL Other Income	\$1,064.59	\$-	\$1,064.59	\$15,776.07	\$-	\$15,776.07	\$-
TOTAL INCOME	\$1,064.59	\$-	\$1,064.59	\$15,776.07	\$-	\$15,776.07	\$0.00
EXPENSES AND RESERVE FUNDING							
Other Expense							
65-6530 Landscape Reserves	-	-	-	17,217.91	36,500.00	19,282.09	36,500.00
65-6540 Fence Repair - Reserves	-	-	-	1,635.00	-	(1,635.00)	-
TOTAL Other Expense	\$-	\$-	\$-	\$18,852.91	\$36,500.00	\$17,647.09	\$36,500.00
TOTAL DISBURSEMENTS	\$0.00	\$-	\$-	\$18,852.91	\$36,500.00	\$17,647.09	\$36,500.00
Other Income/Expense NET INCREASE (DECREASE)	\$1,064.59	\$-	\$1,064.59	(\$3,076.84)	(\$36,500.00)	\$33,423.16	(\$36,500.00)
NET INCREASE (DECREASE)	(\$812.26)	\$4,001.76	(\$4,814.02)	\$33,059.47	\$4,642.71	\$28,416.76	\$38,636.00

The Peregrine Master Association, Inc.

BOARD OF DIRECTORS APPLICATION

Candidate's Name: Lynne Zuluaga

Address: 2460 Vantage Drive, Colorado Springs, CO 80919

I want to apply for one of the Peregrine Board of Directors openings. I understand that the candidates receiving the most significant votes will be elected to the Board of Directors.

I believe I can contribute to the business aspects of the Association and represent all the Association members. I understand that the Board of Directors is charged with the responsibility to govern the affairs of the Association according to the Articles, Bylaws, Protective Covenants, and the Rules and Regulations and that I must fully understand those documents and must not be in personal violation of any part of them. I know that the Board of Directors must make its decisions based on the community's best interest, not on the interest of any individual lot owner or group of lot owners. I believe I can contribute to this decision-making process. I will fully support the Board's decision if the vote does not go my way. If elected to the Board of Directors, I will not use my position to gain personal power or advantages unavailable to non-board Association members.

Have you previously served on an HOA board or committee? YES/NO

If so, which one(s) and for how long? 2 years in Gig Harbor, WA and Peregrine CCC committee, 2 years

What is your opinion of the Covenants and Rules?

Too Restrictive _____ Too Lenient _____ Just Right X

Serving on the Board of Directors requires a commitment of time and energy, including attending monthly board meetings, participating in committees, communicating with association members, etc., over a three-year term. Do you have obligations that might limit your performing these duties? Not that I am aware of at this moment

I have been a homeowner at Peregrine since: 2015

Please use this space if you would like to comment on why you want to serve as a board member and what experience and expertise would benefit the Association. (add additional pages if required)

Signature: Lynne Zuluaga Date: 09 Oct 2024

I love my neighborhood and would like to continue contributing to the well-being of my neighbors and neighborhood. My previous experience includes serving as secretary for the CCC committee, which I found to be a rewarding experience. Some years ago, I served as HOA president for a very small community in Washington State. Community service is important to me, and now that I have more free time in my schedule, I believe that I can make an impactful contribution to my community by serving on the Peregrine HOA board.

The Peregrine Master Association

3720 Sinton Road, Suite 200, Colorado Springs, CO 80907

E-mail: Derek.Patterson@RowCal.com

GENERAL MEMBERSHIP - DIRECTED PROXY

USE THIS FORM AND RETURN IT.

I (We) vote as indicated below for the consideration of the **2023 Annual Meeting Minutes**:

Approve Disapprove

I (We) vote as indicated below for the following individuals to serve on the Association's Board of Directors. **Choose up to one (1) name only:**

Lynne Zuluaga

I (WE) hereby appoint (Name of Your Proxy), _____
as my (our) official Proxy to exercise my (our) vote on all items that may come before the Membership of the Association meeting held on November 13th, 2024, as directed above. **Unassigned proxies will be assigned to the Board of Directors to cast your secret ballot per the instructions noted above.**

Please return your form by November 12th, 2024 (if being mailed):

Via U.S. Mail: The Peregrine Master HOA
 c/o Derek Patterson
 3720 Sinton Road, Suite 200
 Colorado Springs, CO 80907

NOTE: A non-voted Proxy assigned to another owner may also be checked in person at the meeting to obtain the ballot(s) to be voted that night.

Cut off here (Remove owner information after recording receipt of directed Proxy).

I (We) hereby certify that I (we) own, via recorded Deed, the following described property:

(HOME ADDRESS)

Name: _____ Signature: _____