



The Peregrine Master Association, Inc.
Board of Directors Meeting Minutes
Location: Fire Station 18
September 4th, 2024 (1 week early)

Mrs. Petersen called the meeting to order at 6:00 PM.

Present were:

Kristen Petersen	President
Tom Keating	Secretary
David Fulton	Treasurer
Steve Garcia	Director at Large
Brad Helton	Director at Large
Derek Patterson	Property Manager
Kristie McKitterick	Balanced Bookkeeping

Excused Absences: Michelle McArthur Vice President
Jack Greenfield Director at Large
* 3 residents were in attendance

This meeting was moved one week earlier (when scheduling the 2024 meetings last year) to provide up to 30 days' notice for the budget meeting. It was noted that state law provides no less than 10 days and no more than 50 days so the meeting will be moved back to the second week for 2025.

Owner's Forum:

None.

Hearing(s):

None.

President's Report:

Nothing new to report.

Treasurer's Report:

Mr. Fulton briefly reviewed the approved 2025 Budget, noting one small change to move \$193.84 to Administration so the budget is balanced.

Secretary's Report:

A motion was made to approve the August Board meeting minutes, which carried 5-0 in favor.

Committee Reports:

Mr. Garcia presented the **Safety & Security** report.

The wildfire mitigation project is set, and the Association's commitment is \$1.6k.

Mr. Helton presented the **Landscape & Infrastructure** report.

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

The **Alpine Glen** report was reviewed.

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 July **Lawn Care** report was reviewed.

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

Old / New Business:

There was continued discussion about more service delays and missed pickups with Republic Services. The contract termination clause with GFL from 2021 was reviewed, providing liquidated damages. Mr. Patterson will meet with the HOA representative to determine if they will waive that provision and let the HOA out of the current contract.

A resident volunteered to serve on the ARC. Mr. Patterson will talk with the owner to provide information on this committee's time commitments and expectations. She will be appointed to the committee if she is still willing to volunteer.

The residents of 3240 Blodgett Drive submitted a concern regarding the BPOS Hiking Trail, which runs behind their home, starting on the Common Area on Angelstone Street and then entering BPOS; and associated problems with trespassing, damage/vandalism to trees, the landscaping, and they inquired if the HOA could assist. It was agreed that new signage is needed, as well as possibly a section of a new wooden split rail fence to keep people on the established trail. Mr. Patterson will work with the owners.

The updated Collection Policy, as completed by OCHH, was reviewed. After a discussion, a motion was made to approve the policy which carried 5-0 in favor.

The 2025 Snow Removal and Landscaping Contracts with ULS were approved and signed (which includes Alpine Glen and Angelstone Street).

The meeting was adjourned at 6:58 PM.

The next meeting will be the Budget Meeting on October 9th, 2024, at 6:00 PM.

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

Tom Keating
Secretary