



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
Derek Patterson	Property Manager
Kristie McKitterick	Balanced Bookkeeping

Excused Absence: Brad Helton

Director at Large

\* 2 residents were in attendance

#### **Owner's Forum:**

None.

#### **Hearing(s):**

None.

#### **President's Report:**

A second letter of support to keep the Rockrimmon Branch Library open was issued. It was noted that Mr. Farkas, Public Works, will be speaking at the Annual Meeting.

#### **Treasurer's Report:**

Mr. Fulton briefly reviewed the August 31<sup>st</sup> finances.

The AGED Receivables report was reviewed.

#### **Secretary's Report:**

A motion was made to approve the September Board meeting minutes, which carried 6-0 in favor.

An email vote (ATWAM) was conducted to impose two (2) assessment fines for homes not compliant with continued landscaping violations. The vote passed 6-0 in favor.

### **Committee Reports:**

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

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

The **Alpine Glen** report was reviewed. It was noted that Mrs. McArthur will be the Chair for the group effective January 1<sup>st</sup>, 2025.

### **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 August and September **Lawn Care** reports were reviewed.

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

### **Old Business:**

There was continued discussion about the past service delays and missed pickups with Republic Services (RS) and the concern with the contract language for liquidated damages. A discussion followed. A motion was made to have a formal 5-year contract submitted from RS for review at the November meeting, including adding in the La Bellezza at Peregrine HOA community. The motion carried 5-0 in favor.

It was noted that Mr. Greenfield submitted his resignation on September 10<sup>th</sup>, which was accepted with many thanks for his service to the community. The Board will seek a volunteer to fill the vacated term.

### **New Business:**

The problem with vandalism and trespassing from the BPOS Hiking Trail that enters/exits Angelstone Street was discussed, along with feedback from the residents of 3240 Blodgett Drive. It was agreed to have an on-site meeting with the City Park Ranger to determine the next course of action(s).

The owner of 2015 Spirerock Path submitted a request to obtain a short-term rental permit and the documentation for two (2) future rentals later this fall/winter. A discussion followed. A motion was made to approve the permit and the two (2) rental events for 2024 which carried 5-0 in favor.

The 2025 Tree Health Care contracts with Timberline Landscaping were approved and signed.

The meeting was adjourned at 6:53 PM.

The **2025 Budget Meeting** was called to order at 6:55 PM.

Mr. Fulton reviewed a PowerPoint presentation. A question-and-answer period followed with input from the members. No adjustments or changes were noted, so the Master budget, Alpine Glen budget, and Angelstone budget remained approved by the Board.

The meeting was adjourned at 7:10 PM.

The next meeting will be the Annual Meeting on November 13<sup>th</sup>, 2024, at 6:00 PM. It was noted that the February Board meeting will be held via Zoom.

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

Tom Keating  
Secretary