



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

Present were:

Kristen Petersen	President
Tom Keating	Secretary
Brad Helton	Director at Large
Lynne Zuluaga	Director at Large
Derek Patterson	Property Manager
Kristie McKitterick	Balanced Bookkeeping

Excused Absence: Steve Garcia	Director at Large
David Fulton	Treasurer

* 6 residents were in attendance

Owner's Forum:

Mrs. S. Cuddeback with The Villages at Peregrine HOA submitted a request to have their perimeter sidewalks cleared for snow removal when the Master sidewalks are done. A discussion followed. Upon receiving the signed Snow Waiver and Map, a motion was made to approve the request. The motion carried 4-0 in favor.

Mrs. Butler, Spirerock Path, inquired into the permit approval process for allowing short-term rentals for less than 6 months. This topic will be covered later in the meeting.

The next order of business was to appoint the following Officers and positions:

<u>Name</u>	<u>Office</u>	<u>Term Expiration</u>
Kristen Petersen	President	2026
Brad Helton	Vice President	2026
Tom Keating	Secretary	2025
David Fulton	Treasurer	2026
Lynne Zuluaga	Director at Large	2027
Steve Garcia	Director at Large	2026
Vacant	Director at Large	2025

Hearing(s):

None.

President's Report:

Mrs. Petersen has invited Mr. D. Donelson, District 1 City Councilman, and Mr. B. Wysong, District 3 County Commissioner, to the March Board meeting to discuss general community issues.

Treasurer's Report:

Mrs. McKitterick reviewed the finances.

The AGED Receivables report was reviewed.

Secretary's Report:

A motion was made to approve the October Board & Budget meeting minutes, and the Annual Meeting minutes were reviewed. The motion carried 4-0 in favor.

Committee Reports:

The 2025 Priority List was reviewed.

The 2025 Committee member list was updated, and all members were appointed for another year.

Mrs. McArthur presented the **Alpine Glen** report.

Mr. P. Milliken, President of La Bellezza at Peregrine HOA, provided a written report of recent findings with the CSFD Wildfire Mitigation Office regarding the current planting standards around a home, which changed since the community was built, possibly resulting in numerous trees needing to be removed.

Mr. G. Moring provided a written report for the Peregrine Parks & Open Spaces.

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 January **Lawn Care** report was reviewed.

The **2024 Water Usage** (year-end) spreadsheet was reviewed.

It was noted that the October and November bills seemed excessive. Mr. Patterson and Balanced Bookkeeping will investigate.

Old Business:

Mr. Patterson reviewed the previous discussions in December and January 2024 with Republic Services regarding possibly implementing a new trash contract and adding the homes in La Bellezza to the contract. The current contract will remain in place, running to 12-31-2026 (5-years). The La Bellezza at Peregrine HOA will be added to the current contract for billing (making the homes at 873 for trash and 846 for recycling), running to 12-31-2025. The service will remain weekly for trash and recycling (it was proposed that recycling be changed to every other week).

Mr. Patterson reviewed one bid received for all insurance policies expiring on 3-15-2025. Other vendors are working on bids, but the current provider's bid could be renewed with matching coverage/limits and be under budget for the year.

New Business:

The owners of 2015 Spirerock Path submitted a request to obtain a short-term rental permit, and documentation was reviewed for six (6) future rentals this year, roughly fifty-one (51) days total. A discussion followed. A motion was made to have the owners submit a reduced number of events for this year, as all six (6) would not be approved. The motion carried 4-0 in favor.

The meeting was adjourned at 6:56 PM.

The next meeting will be at Fire Station 18 on March 12th, 2025, at 6:00 PM.



Tom Keating
Secretary