

*The Peregrine Master* Association, Inc.

General Membership Meeting Minutes

Location: Woodmen Roberts Elementary School

November 13, 2025

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
Brad Helton	Vice President
Tom Keating	Secretary
David Fulton	Treasurer
Steve Garcia	Director at Large
Jim Lovewell	Director at Large
Lynne Zuluaga	Director at Large
Kelly Denning & Derek Patterson	BBCAM
Presenters: Cory Ashby	Wildfire Mitigation, Program Coordinator
Dave Donelson	District 1, City Council

**Homeowners present:** A total of ninety-one (91) homes were represented; forty-five (45) by directed vote proxies, and thirty-six (36) owners in person. A quorum was present [51]. Mr. Patterson and Mrs. Denning conducted roll call.

Mrs. Keating was thanked for her help with monitoring/access to the front school doors. Mr. Poturalski was thanked for his help with the audio/visual setup. Mrs. Petersen introduced the Board and the presenters.

Mr. Ashby from the Wildfire Mitigation Office discussed the results of the two community chipping events. Cost-share stipends were discussed, along with emergency planning, emphasizing COS Ready. A question-and-answer period followed. Mr. Garcia also discussed recent Association mitigation work in different Common Areas and previous grants.

Mr. Donelson, **City Council, District 1**, discussed numerous topics (homelessness, crime in general, street work (2C3), City Parks, the Rockrimmon Library closing, and the fiber-optic citywide project). A question-and-answer period followed.

Mrs. Petersen presented the **President's Report**, reviewing a PowerPoint slide presentation.

For the **Board member election**, there are two (2) expiring terms for this year's meeting. Mr. Lovewell and Mrs. Stein volunteered and were on the ballot. The floor was open for nominations, and there were none. Since the election was uncontested, a motion to elect the candidates by acclamation carried unanimously. The terms are for three (3) years.

The previous year's Annual Meeting minutes were also approved as submitted.

The members present thanked the Board members for their work and for the continued success of the committee projects.

There being no further business, the meeting was adjourned at 7:22 p.m.



Derek Patterson  
Property Manager