



Mrs. Petersen called the meeting to order at 6:02 PM.

Present were:

Kristen Petersen	President
Brad Helton	Vice President
Emily Stein	Secretary
David Fulton	Treasurer
Steve Garcia	Director at Large
Jim Lovewell	Director at Large
Derek Patterson	Balanced Bookkeeping
Excused Absence: Lynne Zuluaga	Director at Large

* 8 residents were in attendance

Owner's Forum:

A question-and-answer forum was held to provide general information about the CSU Fiber project. Any Sub-Associations can work directly with CSU if they need to discuss vault locations and types. It was noted that the pedestals installed in the Alpine Glen area will be replaced with a flush "ground mount" style.

Hearing(s):

None.

President's Report:

Mrs. Petersen discussed topics from a recent meeting with CSU and B. Jackson (fiber installer), regarding concerns experienced in Phase I: internet outages, landscaping damage and restoration, parking, etc. CSU is entering Phase II. A question-and-answer period followed.

Treasurer's Report:

Mr. Fulton reviewed the finances. A new CD was purchased #1156 that expires on 8-31-26 at 4%.

It was noted that the CSU pedestals were funded using Contingency and Reserves. Some ULS bills were submitted from October 2025, which were not paid, and this will impact this year's budget line items. The insurance was renewed under budget.

The AGED Receivables report was reviewed.

Secretary's Report:

A motion to approve the March Board meeting minutes carried 6-0 in favor.

Committee Reports:

The 2026 Priority List was reviewed.

The 2026 Committee Member List was reviewed.

Mr. Garcia presented the **Safety & Security** report. It was noted that the Fire and Police departments are now using drones.

Mr. Lovewell presented the **Landscape & Infrastructure** report. The fence/pillar project may begin early with the warmer weather, but the Tree project may be pushed off a year to help fund the CSU Fiber Pedestal fees.

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

The Special Assessment & Budget meeting will be held on April 20th, 2026, at 6 PM via Zoom.

Mr. Helton presented the **Communications** report.

Mrs. Petersen, on behalf of Mrs. Zuluaga, presented the **Community Events** report.

The year's events will be updated on the website next week.

General updates and other information were provided for The Villages at Peregrine HOA and La Bellezza at Peregrine HOA.

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 **Lawn Care** report was reviewed.

The **2026 Water Usage** spreadsheet was reviewed.

Old Business:

A bid was reviewed from SmartProperty to conduct a Level 3 Financial Review of our current reserve study. After a discussion, a motion was made to approve the bid, which carried 6-0 in favor.

Mr. Patterson discussed a recent bag collection issue with Republic Services (RS), where the new automated trucks cannot pick up a soft bag. It was noted that any bags would need to be placed inside the toter, which reduces the weekly capacity. RS agreed to continue picking up bags through the contract term of 12-2026.

The contract, which was approved with CSU on March 20th, 2026, to install new ground mount fiber optic pedestals versus vertical pedestals throughout Peregrine (90 street locations) was reviewed. It was reiterated that no private streets in any of the three Sub-Associations were part of this agreement.

New Business:

The owners of 2015 Spirerock Path submitted a request for a rental permit for three (3) different dates this year. The May 2026 event was previously approved. After a discussion, a motion was made to deny the other three (3) events, which carried 6-0 in favor.

The meeting was adjourned at 7:04 PM.

The next meeting will be held on May 13th, 2026, at 6:00 PM.

Emily Stein

Emily Stein
Secretary