



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

Present were:

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

* 3 residents were in attendance

Owner's Forum:

None.

Hearing(s):

None.

President's Report:

Mrs. Petersen discussed the status of the CSU fiber installation project. She reported that the entry Flock system was severely vandalized, and that repairs have been reported to the vendor.

Treasurer's Report:

Mr. Fulton reviewed the April 30th finances and noted the year-to-date Reserve expenses.

The AGED Receivables report was reviewed (5 owners are past due).

Secretary's Report:

A motion to approve the April Board meeting and Alpine Glen Special Assessment & Budget Amendment meeting minutes carried 6-0 in favor.

Committee Reports:

The 2026 Priority List was reviewed.

The 2026 Committee Member List was reviewed.

Safety & Security: Mr. Garcia notified the Board before the meeting about the vandalized Flock system on W. Woodmen Road.

Mr. Lovewell presented the **Landscape & Infrastructure** report. Some general landscaping reminders will be issued in the upcoming newsletter.

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

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

It was noted that if the City removes the porta-potty at Woodmen Valley Park, the HOA will pay for a unit until further notice.

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:

Mr. Lovewell provided updates on the status of Blodgett Peak Open Space (BOS) and information from a meeting with David Dietemeyer on May 8th. The following comments were noted: 1) BOS new trail construction will likely start late summer or early fall; 2) The City understands the unique challenges with the BOS abutting private land and is open to short and long-term options; 3) Possible solutions include: "private property" signage on Angelstone Point and along the boundary, and the City possibly installing a wood split-rail fence in some areas that abut BOS; 5) If approved by the HOA, the City may also re-mitigate and repair the social trail from Angelstone Point up the hill near the CSU vaults, but this would close the historical private access to BOS; 6) A future on-site meeting will be conducted to further discuss options and timelines for the new trails. *David Dietemeyer, TOPS Senior Program Administrator, Design & Development Division – Parks, Recreation & Cultural Services; 719-385-6515, David.Deitemeyer@coloradosprings.gov.*

A copy of the official notice to PRCS regarding the denial of a new City easement was reviewed.

Mr. Patterson reviewed the newly signed law, HB 26-1099, but no Association action is necessary.

New Business:

The owner of 3380 Blodgett Drive, MaryAnn M., inquired into the Association forming a community business directory that provides information on businesses that are owned/run by Peregrine owners and serves as a type of neighborhood services forum, with local preferred vendors. This could be included on the website. The community will be surveyed in the next newsletter.

The meeting was adjourned at 6:40 PM.

The next meeting will be held on June 10th, 2026, at 6:00 PM.

Emily Stein

Emily Stein
Secretary