



Mr. Helton called the meeting to order at 6:00 PM.

Present were:

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

* 2 residents were in attendance

Owner's Forum:

Mr. Condon reported that all flowers have been planted for the community, and hand watering will continue until the main line on Orchard Valley is up and running.

Mrs. Cuddeback inquired about obtaining information from Flock about a recent criminal incident in The Villages at Peregrine HOA. Mr. Garcia is investigating.

Hearing(s):

None.

President's Report:

Mr. Helton briefed the Board on a recent CSU fiber pedestal installed on his rear lot, noted to be outside the rear easement. This device is different from the ground-mount boxes that were paid for, so no upright pedestals are installed in yards throughout the community.

Treasurer's Report:

Mr. Fulton reviewed the May 31st finances.

The AGED Receivables report was reviewed. It was noted that the Board would need to go into Executive Session to discuss two (2) accounts for Collections.

Secretary's Report:

A motion to approve the May Board 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 stated repairs should be completed soon on replacing the two (2) vandalized Flock cameras on W. Woodmen Road. A motion to approve an \$800.00 repair expense, carried 6-0 in favor.

Mr. Lovewell presented the **Landscape & Infrastructure** report. He discussed the ARC submittals, noting that the process is timely and that many approvals provide guidance and tips for owners. He also discussed the CSU fiber work and irrigation repairs on Orchard Valley Road/Alpine Glen and noted the Blodgett Peak Open Space (BOS) trail work has been delayed.

There was a discussion on updated bids for five (5) new trees on Orchard Valley Road and concrete replacements [areas #3 and #8 from the Reserve Study] for this summer. After a discussion, it was noted that \$500.00 will be added to the tree budget and \$1,900.00 added for concrete. A motion to approve both projects carried 6-0 in favor.

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

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

After installing a new porta-potty at the Woodmen Valley Park, the City had the vendor remove it, stating a permit is now required. Mr. Patterson is working to obtain the permit and have the unit reinstalled.

Mr. Condon and Mrs. Winters were thanked for their considerable work in planting flowers in the community and hand-watering them.

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:

The results of the survey for a possible business directory of Peregrine owners that may provide services for the community were reviewed. Two (2) residents responded. After a discussion, it was agreed that no further action will be taken on this project, but a note will be added in the next newsletter if an owner could use Facebook or Nextdoor to help find vendors/service providers.

New Business:

The owners of 8335 Bluffview Way responded to a violation notice for parking a truck behind their home, not on a driveway. Noting the truck was not on the landscaping, but just a gravel area. After discussion, it was agreed to add new language to the existing Rules for vehicle parking, to be reviewed at the next meeting.

Mr. Helton proposed some possible meeting dates at his home for the 2027 Budget in July, then left the meeting.

The Board stated they would go into **Executive Session** to review Collection matters for two (2) homes.

The meeting was reconvened, and a motion was made to continue the collection process for 4065 W. Woodmen and 3335 Blodgett Drive and turn the accounts over to a law firm, carried 5-0 in favor.

The meeting was adjourned at 7:19 PM.

The next meeting will be held on July 8th, 2026, at 6:00 PM.

Emily Stein

Emily Stein
Secretary