The Peregrine Master Association, Inc.
Board of Directors Meeting Minutes
Location: Fire Station 18
August 12th, 2026

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
	Steve Garcia	Director at Large
	Lynne Zuluaga	Director at Large
	Derek Patterson	Balanced Bookkeeping
Excused Absence:	Jim Lovewell	Director at Large
	* 2 residents were in attendance	

Owner's Forum:

No requests were submitted.

Hearing(s):

A hearing was held for 2690 Edenderry Drive, regarding assessment fines for failing to remedy landscaping violations. The owner was not present and did not respond to the first or second notices. Photographs were reviewed. After a discussion, a motion was made to impose a $500.00 fine. The motion carried 6-0 in favor.

President's Report:

It was noted a new Crime Prevention Office is being assigned to the community and will be invited to attend the November Annual Meeting.

It was noted that any City traffic matters such as speed tables and speed limit signs need to be directed to Mr. Todd Frisbie, Traffic Engineering Division Manager [719-385-5926, Todd.Frisbie@coloradosprings.gov}.

Treasurer's Report:

The July 31st finances were reviewed.

The AGED report was reviewed.

The draft 2027 Budgets (Master, Alpine Glen, and Angelstone) were reviewed. It was noted Alpine Glen will submit more information for a likely dues increase. A question-and-answer period followed, with input from the members present.

Numerous 2027 Budget details were reviewed. Dues will increase from $467.00 to $481.00 per year (3%), and Trash will increase to $212.20 per year (3%); and this is the last year of the 5-year contract. After a discussion, a motion was made to approve the Master and Angelstone budgets as submitted, which carried 6-0 in favor.

Secretary's Report:

A motion to approve the July 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. The Flock system on W. Woodmen Road has been vandalized again, with damage to both poles, cameras taken, etc. Repair requests have been initiated. The 2027 Flock renewal will be reviewed at the next meeting.

Mr. Patterson presented the **Landscape & Infrastructure** report in Jim's absence. All of this year's projects have been completed.

A report on the on-site meeting with David Deitemeyer for the Blodgett Peak Open Space (BOS) on July 31st was reviewed. It was noted that the HOA is not entertaining selling the Common Area along Angelstone Street to the City. When the trail work date is known, the proposed paths will be flagged to see if there are any new concerns.

A bid was reviewed to possibly install a new sidewalk along West Woodmen Road, at the main entry, north side (there is no walk there now).

The **Alpine Glen** report was reviewed.

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

The porta-potty for Woodmen Valley Park was installed, and the $590.00 donation fee was paid so the unit will remain until the end of October.

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. It was noted all the underground irrigation repairs along Orchard Valley and outside Alpine Glen have been completed, to include numerous lateral line control valves.

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

Old Business:

The Board reviewed an ARC request “after the fact” from 2250 Hoodoo Drive, for a rear patio area wood privacy fence that encompasses the entire patio. It was agreed to update the current Deck/Patio Privacy / Other Fencing bullet, so it is very clear what is and what is not allowed. It was agreed to have Mr. Lovewell work with the owners to submit a revised plan that removes some of the privacy fence, possibly installing new landscape screening, etc.

New Business:

There are four (4) Board terms expiring this year. Mr. Garcia stated he would run for another term.

The Annual Meeting date must be moved to accommodate the meeting facility; the date is not yet finalized (likely November 18th).

The meeting was adjourned at 7:08 PM.

The next meeting will be held on September 9th, 2026, at 6:00 PM.

Emily Stein

Emily Stein
Secretary