The Peregrine Master Association, Inc.
Board of Directors Meeting Minutes
Location: Fire Station 18
September 9th, 2026

Mrs. Petersen called the meeting to order at 6:03 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
Absent:	Steve Garcia	Director at Large

* 3 residents were in attendance

Owner's Forum:

No requests were submitted.

Hearing(s):

A hearing was held for 2565 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 that the rescheduled Music in the Park concert and food event is this weekend.

Treasurer's Report:

The August 31st finances were reviewed.

The AGED report was reviewed.

The draft 2027 Budget for Alpine Glen was reviewed. It proposed a $25.00 increase. After a discussion, a motion was made to approve the budget as submitted, which carried 6-0 in favor.

Secretary's Report:

A motion was made to approve the August Board meeting minutes, which carried 6-0 in favor.

Committee Reports:

The 2026 Priority List was reviewed.

The 2026 Committee Member List was reviewed.

The **Alpine Glen** report was reviewed. It was noted that the CSU Grant work [$10k] has been completed, and the Committee chose to have CSU send the funds to Fisk Landscaping directly (no additional funds will be issued by check or as a credit to the water account).

For the **Safety & Security** report, it was reported that many residents are participating in the fall chipping event. The Flock #2 camera on W. Woodmen Road has not been repaired, and another camera/pole on Centennial Blvd. was vandalized and is leaning, so it is not working properly.

Mr. Lovewell presented the **Landscape & Infrastructure** report. Hopefully, an on-site meeting with David Deitemeyer for the Blodgett Open Space (BOS) will happen soon.

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

Mr. Helton presented the **Communications** report. A fall newsletter is being planned for late September.

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 draft 2027 Budget meeting notice was reviewed.

The Annual Meeting date was moved to November 18th due to a conflict at the school.

New Business:

Draft updates to the Rules for Deck/Patio Privacy / Other Fencing were reviewed. A motion was made to approve the updates as submitted, carried 6-0 in favor.

The 2027 Flock renewal was reviewed. Due to the considerable difficulty in contacting the vendor, not having a designated contact, extensive delays for repairs/replacements, not replying to requests for help, invoicing delays, and continued vandalism, a motion was made not to renew the 2027 contract, which carried 6-0 in favor.

A concern was submitted regarding a possible outdoor marijuana odor near Terrapin Trail and Blodgett Drive. In the absence of having a witness/identifiable address, no action could be taken.

There was continued discussion regarding Republic Services trash/recycling concerns (numerous missed services throughout the community this year, extensive delays in getting new toters for residents, and getting a missed service scheduled for pickup). After a discussion, a motion was made not to renew the contract for 2027, which carried 6-0 in favor. Bids are being sought for other providers.

6:40 PM: The Board stated they would go into **Executive Session** to review privacy matters for two (2) homes.

> The meeting was reconvened; see Hearing(s) above for 2565 Edenderry.
>
> Mr. Lovewell briefed the Board on his recent on-site meeting with the owners of 2250 Hoodoo Drive, regarding an illegally installed wooden fence that encloses the rear patio. The owners submitted a reply on September 9th providing information on this new privacy fencing. Mr. Lovewell discussed numerous talking points from the on-site meeting. After more discussion, a motion was made to approve a variance to allow the owners to keep some of the privacy fencing in place, but other areas will need to be removed, which carried 6-0 in favor.

It was noted that Mr. Rome Broomfield (3340 AP) will take over as the primary contact for the Angelstone Point private street group.

The meeting was adjourned at 7:21 PM.

The next meeting will be held on October 24th, 2026, at 6:00 PM.

Emily Stein

Emily Stein
Secretary