The Peregrine
Master Association Inc.

October 2026

Dear Peregrine Neighbors:

Each year, the Peregrine community has the opportunity to meet one another, learn about the projects the HOA has accomplished, and discover what is planned for the coming year. The Annual Meeting is a dedicated time for the Board to keep you informed about the Association's activities and to invite a quorum of voting members to make official decisions on behalf of our community. You also have the opportunity to vote on the election of a new Board member.

At the meeting, we will also hear from representatives of the Colorado Springs Wildfire Mitigation Department. Please plan to attend!

November 18th, 2025 / 6:00 PM
Woodmen Roberts Elementary School (8365 Orchard Valley Road)
In the Gym [Please enter through the rear North parking lot door]
** The front normal drop-off entry/exit doors are locked.
Registration: 5:40 to 5:55 PM / Meeting 6:00 to 7:00 PM

You can vote using your proxy or designate the person of your choice or a Board member to cast your vote at the meeting. All proxies should be mailed to Derek Patterson, given to your designated proxy, or dropped off at the registration desk before the meeting. Please email or mail all proxies and ballots to my office by November 17th, 2026, to ensure they arrive on time.

The Board is responsible for deciding all financial and contractual matters of the Association, so your vote is very important. If you have any questions about the meeting, please don't hesitate to call me.

I look forward to welcoming you to the meeting.

Derek Patterson,
Property Manager

Managed by BBCAM
PO Box 25696, Colorado Springs, CO 80936
Phone: (719) 574-7202 • Derek@BBCamHOA.com
Website: **www.PeregrineHOA.com**

The Peregrine Master Association

GENERAL MEMBERSHIP MEETING

NOVEMBER 18, 2026
6:00 PM to 7:00 PM
WOODMEN ROBERTS ELEMENTARY SCHOOL

Type of meeting: *GENERAL MEMBERSHIP MEETING* Website: www.PeregrineHOA.com

President: Kristen Petersen
Vice President: Brad Helton
Secretary: Emily Stein
Treasurer: David Fulton
Director: Steve Garcia
Director: Lynne Zuluaga
Director: Jim Lovewell
Mgmt: Derek Patterson

SIGN-IN 5:30 – 5:55 PM

AGENDA TOPICS

CALL TO ORDER **6:00 PM**

- Roll call, quorum present

STATE OF THE ASSOCIATION – PRESENTATIONS

- City Representatives
  - -- CSFD Wildfire Mitigation Office
- President's Report

BOARD OF DIRECTORS ELECTION

- Introduction of Candidate(s)
- Nominations from the Floor
  (1 open Board term)
- Election results
  - -- Meeting Minutes Approval (2025 Annual Meeting)

ANNOUNCEMENTS

ADJOURNMENT **7:00 PM**

The Peregrine Master Association, Inc.

General Membership Meeting Minutes
Location: Woodmen Roberts Elementary School
November 13, 2025

Mrs. Petersen called the General Membership Meeting of The Peregrine Master Association to order at 6:00 p.m. Present were as follows:

	Kristen Petersen	President
	Brad Helton	Vice President
	Tom Keating	Secretary
	David Fulton	Treasurer
	Steve Garcia	Director at Large
	Jim Lovewell	Director at Large
	Lynne Zuluaga	Director at Large
	Kelly Denning & Derek Patterson	BBCAM
Presenters:	Cory Ashby	Wildfire Mitigation, Program Coordinator
	Dave Donelson	District 1, City Council

Homeowners present: A total of ninety-one (91) homes were represented; forty-five (45) by directed vote proxies, and thirty-six (36) owners in person. A quorum was present [51]. Mr. Patterson and Mrs. Denning conducted roll call.

Mrs. Keating was thanked for her help with monitoring/access to the front school doors. Mr. Poturalski was thanked for his help with the audio/visual setup. Mrs. Petersen introduced the Board and the presenters.

Mr. Ashby from the Wildfire Mitigation Office discussed the results of the two community chipping events. Cost-share stipends were discussed, along with emergency planning, emphasizing COS Ready. A question-and-answer period followed. Mr. Garcia also discussed recent Association mitigation work in different Common Areas and previous grants.

Mr. Donelson, **City Council, District 1**, discussed numerous topics (homelessness, crime in general, street work (2C3), City Parks, the Rockrimmon Library closing, and the fiber-optic citywide project). A question-and-answer period followed.

Mrs. Petersen presented the **President's Report,** reviewing a PowerPoint slide presentation.

For the **Board member election,** there are two (2) expiring terms for this year's meeting. Mr. Lovewell and Mrs. Stein volunteered and were on the ballot. The floor was open for nominations, and there were none. Since the election was uncontested, a motion to elect the candidates by acclamation carried unanimously. The terms are for three (3) years.

The previous year's Annual Meeting minutes were also approved as submitted.

The members present thanked the Board members for their work and for the continued success of the committee projects.

There being no further business, the meeting was adjourned at 7:22 p.m.

Derek Patterson
Property Manager



Balance Sheet - Operating

Peregrine Master Association

End Date: 09/30/2026

Assets			
Operating Accounts			
10-1000-00	SSB-Oper-4816	$45,045.14	
10-1010-00	ENT - Checking - 4107	97,521.51	
10-1020-00	ENT Oper Savings - 3504	52,508.75	
10-1060-00	Chase Operating MM .04% - 0733	50,013.51	
10-1400-00	SSB-MM Sav-4822	10,635.10	
Total Operating Accounts:			$255,724.01
Reserve Accounts			
11-1100-00	Wells F Advis Reserve MM .05% - 4374	124,250.94	
11-1105-00	SSB-MM Res-4819	13,237.92	
11-1120-00	Huntington MM 2% - 8260	14,944.84	
11-1130-00	ENT Reserve MM .20% - 4953	46,639.39	
11-1156-00	Huntington CD 3.0% 1-30-27	116,092.56	
11-1160-00	Morgan Stanley CD 4.65% 3-8-27	135,000.00	
11-1161-00	Bank of America 3.7% 12-13-27	155,000.00	
Total Reserve Accounts:			$605,165.65
Other Current Assets			
12-1100-00	Accounts Receivable	2,617.13	
Total Other Current Assets:			$2,617.13
Total Assets:			**$863,506.79**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	11,166.70	
20-2040-00	Trash Service - Deferred	45,165.51	
20-2050-00	Master Assessments - Deferred Annual Assessments	99,471.00	
20-2080-00	La Bellezza - Deferred Annual Assessments	5,487.28	
20-2090-00	Sanctuary@Peregrine - Deferred Annual Assessments	4,477.40	
20-2100-00	Villages@Peregrine - Deferred Annual Assessments	3,718.45	
Total Current Liabilities:			$169,486.34
Equity			
29-2960-00	Fund Balance	673,817.35	
Total Equity:			$673,817.35
	Net Income Gain / Loss	20,203.10	
			$20,203.10
Total Liabilities & Equity:			**$863,506.79**

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Income Statement - Operating

Peregrine Master Association

From 09/01/2026 to 09/30/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Operating Income							
3010 Master Assoc. Assessment	$ 33,157.00	$33,157.00	$ -	$298,413.00	$298,413.00	$ -	$ 397,884.00
3015 Interest Income (Operating)	33.12	-	33.12	383.14	-	383.14	-
3020 Trash & Recycling	15,067.70	15,055.17	12.53	135,519.06	135,496.53	22.53	180,662.00
3050 La Bellezza Assessment	1,829.08	1,829.08	-	16,461.72	16,461.72	-	21,949.00
3060 Sanctuary Assessment	1,492.45	1,492.45	-	13,432.05	13,432.05	-	17,909.45
3070 Villages Assessment	1,239.50	1,239.50	-	11,155.50	11,155.50	-	14,873.95
3090 Fines	-	-	-	500.00	-	500.00	-
3130 Late Fees	10.00	-	10.00	2,019.50	-	2,019.50	-
3140 A/R Interest	3.11	-	3.11	242.58	-	242.58	-
Total Operating Income	$ 52,831.96	$52,773.20	$ 58.76	$478,126.55	$474,958.80	$3,167.75	$ 633,278.40
Other Income							
6010 Interest Income Replacem Funds	3,504.79	-	3,504.79	12,785.14	-	12,785.14	-
Total Other Income	$ 3,504.79	$ -	$ 3,504.79	$ 12,785.14	$ -	$12,785.14	$ -
Total OPERATING INCOME	**$ 56,336.75**	**$52,773.20**	**$ 3,563.55**	**$490,911.69**	**$474,958.80**	**$ 15,952.89**	**$ 633,278.40**
OPERATING EXPENSE							
Operating Expenses							
5120 Accounting	1,389.00	1,389.00	-	12,501.00	12,501.00	-	16,668.00
5130 Administration	1,194.52	1,333.33	138.81	9,171.76	11,999.97	2,828.21	16,000.00
5140 Audit	-	-	-	-	-	-	2,800.00
5150 Community Events	1,770.00	562.50	(1,207.50)	5,094.23	5,062.50	(31.73)	6,750.00
5160 Community Projects	-	287.50	287.50	975.00	2,587.50	1,612.50	3,450.00
5170 Contingency	-	416.67	416.67	5,000.00	3,750.03	(1,249.97)	5,000.00
5190 Electric	125.56	79.17	(46.39)	1,137.90	712.53	(425.37)	950.00
5200 Emergent Landscaping	-	625.00	625.00	6,047.87	3,750.00	(2,297.87)	5,000.00
5230 Fire Mitigation	-	583.33	583.33	-	5,249.97	5,249.97	7,000.00
5250 General Maintenance & Repairs	1,231.28	1,458.33	227.05	11,991.83	13,124.97	1,133.14	17,500.00
5280 Insurance	-	-	-	11,939.00	16,275.00	4,336.00	16,275.00
5300 IT Support	-	133.33	133.33	1,775.00	1,199.97	(575.03)	1,600.00
5350 Landscaping Maint Contract	4,995.00	4,995.00	-	49,950.00	44,955.00	(4,995.00)	59,940.00
5370 Legal Expense	-	166.67	166.67	980.00	1,500.03	520.03	2,000.00
5390 Management	1,697.85	4,641.67	2,943.82	41,447.85	41,775.03	327.18	55,700.00
5400 Security/ Extra Duty Patrols	-	2,916.67	2,916.67	19,073.70	26,250.03	7,176.33	35,000.00
5430 Snow Removal	-	-	-	6,336.50	12,000.00	5,663.50	18,000.00
5440 Sprinkler System Mgmt/Repair	9,430.61	2,000.00	(7,430.61)	30,905.29	12,000.00	(18,905.29)	12,000.00
5450 Trash & Recycling	15,549.85	15,055.17	(494.68)	139,868.65	135,496.53	(4,372.12)	180,662.00
5460 Tree Maintenance	870.00	-	(870.00)	6,865.00	4,000.00	(2,865.00)	4,000.00
5480 Water	19,545.23	10,000.00	(9,545.23)	63,565.37	55,000.00	(8,565.37)	70,000.00
5620 Winter Water	-	-	-	420.00	500.00	80.00	500.00
5630 Storm Water Expense	394.65	403.20	8.55	3,937.05	3,628.80	(308.25)	4,838.40
Total Operating Expenses	$ 58,193.55	$47,046.54	($ 11,147.01)	$428,983.00	$413,318.86	($15,664.14)	$ 541,633.40
Other Expense							
6520 General Reserves	-	3,750.00	3,750.00	18,629.34	33,750.00	15,120.66	45,000.00
6540 Fence Repair - Reserves	-	-	-	23,096.25	-	(23,096.25)	-
Total Other Expense	$ -	$ 3,750.00	$ 3,750.00	$ 41,725.59	$ 33,750.00	($7,975.59)	$ 45,000.00
Total OPERATING EXPENSE	**$ 58,193.55**	**$50,796.54**	**($ 7,397.01)**	**$470,708.59**	**$447,068.86**	**($23,639.73)**	**$ 586,633.40**

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Income Statement - Operating

Peregrine Master Association

From 09/01/2026 to 09/30/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Net Income:	**($1,856.80)**	**$1,976.66**	**($3,833.46)**	**$20,203.10**	**$27,889.94**	**($7,686.84)**	**$46,645.00**

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The Peregrine Master Association, Inc.

BOARD OF DIRECTORS' APPLICATION

Candidate's Name: Steven Garcia

Address: 2625 Himalaya Ct

Phone Number: _____ Email: _____

I want to apply for one of the Peregrine Board of Directors openings. I understand that the candidates receiving the most significant votes will be elected to the Board of Directors.

I believe I can contribute to the business aspects of the Association and effectively represent all its members. I understand that the Board of Directors is responsible for governing the affairs of the Association in accordance with the Articles, Bylaws, Protective Covenants, and Rules and Regulations, and that I must fully understand these documents and comply with them, ensuring I am not in personal violation of any part of them. I know that the Board of Directors must make its decisions based on the community's best interest, not on the interest of any individual lot owner or group of lot owners. I believe I can make a valuable contribution to this decision-making process. I will fully support the Board's decision, regardless of the outcome of the vote. If elected to the Board of Directors, I will not use my position to gain personal power or advantages unavailable to non-board Association members.

Have you previously served on an HOA board or committee? YES/NO

If so, which one(s) and for how long? Peregrine HOA 6 years

What is your opinion of the Covenants and Rules?

Too Restrictive_____Too Lenient_____Just Right X

Serving on the Board of Directors requires a commitment of time and energy, including attending monthly board meetings, participating in committees, and communicating with association members, among other responsibilities, over a three-year term. Do you have obligations that might limit your ability to perform these duties?

I have been a homeowner at Peregrine since: 2013

Please use this space if you would like to comment on why you want to serve as a board member and what experience and expertise would benefit the Association. (add additional pages if required)

Signature _____ Date 10/13/2024

The Peregrine Master Association, Inc.

BOARD OF DIRECTORS' APPLICATION

Candidate's Name: Ryan Kaczmarek

Address: 8360 Bluffview Way, Colorado Springs, CO 80919

Phone Number: _____ Email: _____

I want to apply for one of the Peregrine Board of Directors openings. I understand that the candidates receiving the most significant votes will be elected to the Board of Directors.

I believe I can contribute to the business aspects of the Association and effectively represent all its members. I understand that the Board of Directors is responsible for governing the affairs of the Association in accordance with the Articles, Bylaws, Protective Covenants, and Rules and Regulations, and that I must fully understand these documents and comply with them, ensuring I am not in personal violation of any part of them. I know that the Board of Directors must make its decisions based on the community's best interest, not on the interest of any individual lot owner or group of lot owners. I believe I can make a valuable contribution to this decision-making process. I will fully support the Board's decision, regardless of the outcome of the vote. If elected to the Board of Directors, I will not use my position to gain personal power or advantages unavailable to non-board Association members.

Have you previously served on an HOA board or committee? YES/NO

If so, which one(s) and for how long? _____

What is your opinion of the Covenants and Rules?

Too Restrictive_____ Too Lenient_____ Just Right X

Serving on the Board of Directors requires a commitment of time and energy, including attending monthly board meetings, participating in committees, and communicating with association members, among other responsibilities, over a three-year term. Do you have obligations that might limit your ability to perform these duties? No

I have been a homeowner at Peregrine since: 2025

Please use this space if you would like to comment on why you want to serve as a board member and what experience and expertise would benefit the Association. (add additional pages if required)

Signature _____ Date 9/30/2026

I personally believe that Peregrine is one of the most beautiful neighborhoods in Colorado Springs. When we moved to the area almost 2 years ago, we were shocked that the property values were not more in line with the Broadmoor or Cheyenne Mountain. My goal as a board member is to help improve the ongoing property values while keeping our HOA costs in line. My background as a Financial Planner and Board Member for a Family Foundation will assist as I prioritize the needs of our community.

The Peregrine Master Association

PO Box 25696, Colorado Springs, CO 80936 / 719-574-7202
E-mail: Derek@BBCAMHOA.com

GENERAL MEMBERSHIP - DIRECTED PROXY

☐ **USE THIS FORM AND RETURN IT.**

I (We) vote as indicated below for the consideration of the **2025 Annual Meeting Minutes**:

☐ Approve ☐ Disapprove

I (We) vote as indicated below for the following individual to serve on the Association's Board of Directors. **Choose one (1) name only**:

☐ **Steve Garcia** ☐ **Ryan Kaczmarek**

I (WE) hereby appoint (Name of Your Proxy), _____
as my (our) official Proxy to exercise my (our) vote on all items that may come before the Membership of the Association meeting held on November 18th, 2026, as directed above. **Unassigned proxies will be assigned to the Board of Directors to cast your secret ballot per the instructions noted above.**

Please return your form by November 17th, 2026:

Via U.S. Mail: The Peregrine Master HOA
c/o Derek Patterson
POB 25696
Colorado Springs, CO 80936

E-mail: Derek@BBCAMHOA.com

NOTE: A non-voted Proxy assigned to another owner may also be checked in person at the meeting to obtain the ballot(s) to be voted that night.

Cut off here (Remove owner information after recording receipt of directed Proxy).

I (We) hereby certify that I (We) own, via recorded Deed, the following described property:

_____
(HOME ADDRESS)

Name: _____ Signature: _____