

The Peregrine Master Association, Inc.

Board of Directors Meeting Minutes

February 17, 2010

The monthly meeting of the Board of Directors was called to order at 6:09 p.m. at 655 Elkton Drive. Present were as follows:

Karl Luesse	President
Maureen Moran	Vice President
Pam Maier	Secretary
Terry Robinson	Director at Large
Diane Groom	Director at Large
Lesley Mace	Director at Large
Jeff Thompson	Director at Large
Derek Patterson	Z & R Property Management
Kristie McKitterick	Balanced Bookkeeping

The first order of business was to appoint Board member positions. A motion was made to appoint the following positions, which carried 7-0.

Karl Luesse	President
Maureen Moran	Vice President
Pam Maier	Secretary
Terry Robinson	Treasurer
Diane Groom	Director at Large
Lesley Mace	Director at Large
Jeff Thompson	Director at Large

Secretary's Report:

The November Board meeting minutes were approved as submitted and the January Annual meeting minutes were reviewed with no changes.

Owner's Forum / Hearings:

A hearing was held for 2570 Dunfries Court and the consideration of a \$100.00 assessment fine for overnight parking violations. The owner was not present and discussion followed. A motion was made to impose the initial \$100.00 fine and provide a 2-week deadline to remove the truck from the street during overnight parking restrictions or a \$100.00 per day fine will be posted any time the truck is in violation until compliance. The motion carried 7-0.

A hearing was held for 7889 Fawn Meadow and the consideration of a \$100.00 assessment fine for persons feeding wildlife. The owner was not present but did speak with Mr. Patterson prior to the meeting. Discussion followed. A motion was made to impose the initial \$100.00 fine and any future feeding violations will result in additional \$100.00 fine per occurrence. The motion carried 7-0.

Mrs. McKitterick and Mr. Robinson presented the **Finance Report**.

Total assets for the Master Association as of November are \$457,924.54. The Income Statement and Budget were reviewed. Total assets for the Master Association as of December are \$753,259.62. The Income Statement and Budget were reviewed. Total assets for the Master Association as of January are \$720,044.15. The Income Statement and Budget were reviewed. A CD is due to expire on March 1, 2010 in the amount of \$45,000.00 which will be placed in a money market account at Ent Federal Credit Union.

The Aged Receivables report was reviewed and collection actions and anticipated costs were discussed. It was noted that fifty-five (55) owners have not paid the 2010 assessments. Any account which has not paid the 2009 or 2010 assessments and is not in the Foreclosure process will have collection actions initiated. Any outstanding 2010 assessment will be issued a reminder letter giving a new deadline of March 15, 2010 to render payment.

Total assets for the Angelstone Private Street account as of December are \$15,048.74. The Income Statement was reviewed. Total assets for the Alpine Glen account as of December are \$13,138.85. The Income Statement was reviewed.

The 2001 and 2005 Reserve Studies were reviewed to include a Reserve Funding budget spreadsheet from 2005 to 2010. It was noted the 2009 funding amount was not transferred to hold those funds in a contingency status depending on the outcome of the City Park maintenance and trash removal costs. After lengthy discussion, a motion was made to transfer \$32,000.00 (the 2008 Reserve budget amount) to Reserves and continue holding the 2009 Reserve transfer. The motion carried 7-0.

Mr. Patterson presented the **Manager's Report**.

The Action List was reviewed with updates being provided. Terranomics Landscape Management's (TLM) monthly report was reviewed.

There was discussion on the Association's policy for Investment of Reserves, to include a new draft Reserve Study and Funding Policy and a new draft for Management of the Reserve Fund. These three (3) documents were reviewed and it was agreed to incorporate them all into one master policy.

Emails were reviewed from the owners of 3320 Blodgett Drive regarding a neighbor's bright ground lights. Several Board members visited the home at night to view the lights. The lights shine upward illuminating two (2) large trees. It was noted the lights do not appear to be unreasonable in regards to emanating light onto the neighboring lot. The Community Standards will be updated to clarify the ground lighting issue. Mr. Luesse will contact the owner and ask if they can change the bulbs to a lower wattage and place the lights on a timer.

An owner submitted an email regarding problems with The Woodmen Edition leaving their flyer on driveways which in turn blows into the street and creates a mess. A request was made to contact the company and request they deliver to the front door with a weighted bag or to stop delivery entirely in the community. The Board reviewed the request and after discussion agreed they could not support making either request. No further action will be taken.

The Design Broker has placed the foundation for the new Peregrine entry sign on Centennial Blvd.

An email was reviewed from Mr. Andrew Notbohm, Wildland Fuel Program Coordinator, regarding the updates for the 2010 Wildfire Mitigation program to include the chipping schedule. There was discussion on the two (2) Common Tracts that have had mitigation work completed: Dutchrock at The Villages and the Edenderry Track. Mr. Patterson understands that roughly \$110,000.00 was awarded to Peregrine HOA from grants by FEMA to perform mitigation work for all of the Common Tracts in the Association over a 3-year period. The Association had already met its \$15,000.00 obligation (\$5,000.00 for each year). Concerns were expressed regarding this entire program; Mr. Patterson will issue a letter seeking additional information from Mr. Notbohm.

Mr. Patterson is continuing to work with the City – Parks, Trails and Open Space, regarding the logistics involved with the Association taking over the maintenance responsibilities for Woodmen Valley Park (4.87 acres), Marshall Sprague Park (.67 acres) and the TOPS Trailhead. A recent email was reviewed for estimated costs for the two (2) primary parks (irrigation, fertilizer, Broad leaf weed spraying, mowing and trimming, over seeding and pieces/parts). It was agreed the Board will need to have an agreement and/or contract detailing the services, scope of work and billing methods. More information is being sought.

Old / New Business:

A complaint was made regarding the installation of landscape fencing at 2295 Cape Pine Way and 2325 Kittridge Ave. The wire fencing has been installed in violation of the Community Standards. A motion was made to issue a letter to each home and provide a deadline of April 2, 2010 to comply with the Rules. If either owner fails to comply, a hearing will be called. The motion carried 7-0.

The owners of 1820 Starstone Court submitted a request to be granted a variance to park on the street overnight. Discussion followed. A motion was made to deny the request. The motion carried 7-0.

The owner of 2350 Orchard Valley Road submitted an email indicating he was not able to comply with the Association's deadline to remove extensive weeds from the lot due to the ground being frozen. An assessment fine was posted. It was agreed to review the property in April or when the weather permits the removal and clean up of the lot.

There was discussion on the recent notice of the City removing trash cans from the Parks and if the Association will continue to provide port-o-potties for 2010. Discussion followed. A motion was made to have Mr. Patterson inquire into having the City re-install the trash cans at all parks or have the Association purchase cans and have them installed as soon as possible, with the containers being serviced twice a week (Monday and Thursday). The motion carried 7-0. Another motion was made to have the two (2) port-o-potties installed which will be kept year round. The motion carried 7-0.

The Security patrol logs were reviewed. It was reported there have been incidents of vehicle break-ins. Mr. Patterson will send N2 information regarding winter crime prevention tips for the spring newsletter.

There was discussion on the annual garage sale (always held during the first weekend in June). An owner volunteered to help organize and advertise the event. The owner will be contacted and asked for more information.

It was asked what the number of rental properties is in the community and if there is a rental database. Due to time constraints, more discussion will be conducted at the next meeting.

General Correspondence, Violation letters, Etc.:

There being no further business, the meeting was adjourned at 8:41 p.m. The next meeting will be held March 17, 2010.


Derek Patterson
Property Manager