

# *The Peregrine Master Association, Inc.*

## **Board of Directors Meeting Minutes**

**March 17, 2010**

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The monthly meeting of the Board of Directors was called to order at 6:01 p.m. at 655 Elkton Drive. Present were as follows:

Karl Luesse	President
Maureen Moran	Vice President
Terry Robinson	Treasurer
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
Excused Absence: Pam Maier	Secretary

### **Secretary's Report:**

The February Board meeting minutes were approved with one change. The last sentence of the first paragraph under the Finance Report; the wording "Rates and terms are being investigated." was replaced with "which will be placed into a money market account at Ent Federal Credit Union."

### **Owner's Forum / Hearings: N/A.**

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

Total assets for the Master Association as of February are \$713,767.57. The Income Statement and Budget were reviewed. The Aged Receivables report was reviewed. It was noted that only seven (7) accounts will have collection actions initiated.

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

The Action List was reviewed with updates being provided. It was agreed to set up an appointment with City Park representatives to get more information on performing maintenance on Woodmen Valley Park, Marshall Sprague Park and the TOPS Trailhead.

Terranomics Landscape Management's (TLM) monthly report was reviewed.

Action Taken Without a Meeting: an email vote was taken to approve the renewal of all Association policies; they renewed on March 14, 2010. The vote was 7-0.

### **Old / New Business:**

Mr. Patterson submitted the first draft version of the Recommended Guidelines for the Management and Operation of Reserve Funds and Reserve Studies. Discussion followed with review of numerous items and proposed changes in the five (5) page document.

It was agreed that each member is to review the draft and email their changes to Mr. Patterson within one (1) week. A motion was made to have the legal firm review the final draft document, with the costs not to exceed one (1) hour. The motion carried 4-2.

The Security patrol logs were reviewed. The monthly inspection list was reviewed with updates being provided.

Mr. Patterson submitted a new draft of the Exterior Lighting rule in the Community Standards. After review and discussion, a motion was made to adopt the new rule as submitted. The motion carried 6-0.

Mr. Luesse reported he contacted the residents at 3330 Blodgett Drive regarding their concerns with a neighbor's tree lighting. An offer for two (2) meetings to discuss this matter were offered and not accepted. No further action will be taken.

Mr. Patterson updated the Board on the response from the Fire Department Fire Wise Coordinator regarding what Common Areas will have work completed this year. Color maps were reviewed. After discussion, it was agreed to submit the new 25-acre Tract and Tract A on Dante Way as the primary areas for Fire Wise work.

Mr. Patterson noted he has received numerous complaints against The Sanctuary at Peregrine HOA for not removing snow on the outer perimeter street sidewalk. Mr. Patterson will contact their Property Manager and inquire why they do not remove the snow and inform them if the Master Association has to remove snow in the future, all removal fees will be billed directly to their HOA.

There was discussion regarding individual owners not removing snow from their sidewalks in a timely manner. Some lots have rear sidewalks which seem to be missed on a regular basis. There was lengthy discussion on having the Association perform snow removal for the main sidewalk that runs through the entire community. This topic has been considered in the past and the pros and cons were discussed. No action was taken at this time.

#### **General Correspondence, Violation letters, Etc.:**

It was reported there is a vehicle parking overnight at 2580 Sierra Oak Drive. A letter will be issued.

Correspondence was reviewed regarding reports of overnight parking at 2570 Dunfries Court. Mr. Patterson issued a letter to all owners on that street detailing what actions the Association has taken. The deadline for future violations which will result in an immediate \$100.00 assessment fine per violation was March 14, 2010.

There being no further business, the meeting was adjourned at 8:09 p.m. The next meeting will be held April 21, 2010.

  
Derek Patterson  
Property Manager