

The Peregrine Master Association, Inc.

Board of Director's Meeting Minutes September 21, 2011

Mrs. Maier called the meeting of the Board of Directors to order at 6:00 p.m. Present were as follows:

Pam Maier	President
Maureen Moran	Vice President
Lesley Mace	Secretary
Diane Groom	Treasurer
Kent Sundgren	Director at Large
Jeff Thompson	Director at Large
Marsha Yost-Lawson	Director at Large
Kristie McKitterick	Balanced Bookkeeping
Derek Patterson	Z & R Property Management

Owner's Forum / Hearings:

No hearings.

Secretary's Report: The August meeting minutes were approved as written.

Mrs. McKitterick and Mrs. Groom presented the **Finance Report**.

Total assets for the Master Association as of August 31, 2011 are \$583,069.69 with a Reserve balance of \$402,688.72. There was discussion on what funding source to use for the fence staining/sealing project and the new sidewalks. A motion was made to fund each project from the Reserves, which carried 7-0. The Income Statement Budget Performance report was reviewed. The Aged Receivables report was reviewed. A question and answer period followed.

The proposed 2012 Budget was reviewed. It was agreed to create a Community Events line item and fund it with \$4,500.00 and to place an additional \$226.05 to the Utilities Water line item. After further discussion and review, a motion was made to approve the budget as amended and balanced with no dues increase, which carried 7-0. Note: three (3) bids were reviewed for lawn care for the Common Areas and Alpine Glen. It was agreed to renew the contracts submitted by Terranomics Landscape Management.

Total assets for the Angelstone Street account as of August 31, 2011 are \$3,871.64. The 2012 Budget was reviewed. A motion was made to approve the budget as submitted with no dues increase which carried 7-0.

Total assets for the Alpine Glen account as of August 31, 2011 are \$21,434.64. The 2012 Budget was reviewed. A motion was made to approve the budget as submitted with no dues increase which carried 7-0.

Mr. Patterson presented the **Manager's Report**. The Action List was reviewed with updates being provided.

The monthly landscaping status report was reviewed to include the previous month's invoice.

The Board reviewed the updated Top 10 List.

Numerous updates were noted and it was agreed to remove the September concert.

Mr. Thompson briefed the Board on his efforts to work with City Parks and Recreation to repair eroded trails in the Woodmen Valley Park area. It was noted the City is planning to use volunteer work to make repairs, install signs and monitor the area before winter arrives.

There was discussion on possibly giving a tract of Common Area to the adjacent lot owner at six (6) different locations. It was agreed to view the areas next week and determine a course of action.

The violation letter and activity spread sheet was reviewed to include parking stickers issued for the month.

A letter submitted by the Property Manager for The Villages at Peregrine HOA regarding architectural control matters was reviewed. Mr. Patterson is investigating the content and will report back with his findings.

Old / New Business:

RIP form 9-11 (New Peregrine Entry Sign Landscaping) was reviewed which provided for installing new landscaping per the landscape architect's plan. It was agreed to place this project on hold until the spring of 2012. Prices ranged from \$4,590.00 to \$6,417.22.

The Board reviewed three (3) proposals for landscaping design for the two (2) test intersections on West Woodmen Road. After review, a motion was made to approve the contact submitted by Thomas Papadinoff. The motion carried 7-0.

There was discussion on the annual meeting as three (3) terms are expiring. Mrs. Maier, Mrs. Groom and Ms. Moran all stated they would run for another term.

The security patrol logs were reviewed.

The next meeting will be October 19, 2011. There will be no November or December Board meetings. There being no further business, the meeting was adjourned at 7:37 p.m.


Derek Patterson
Property Manager