

**PEREGRINE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
APRIL 1, 2006**

Call to Order: Jim Jadlos, president, called the meeting to order at 8:00 AM per the notice distributed to all board members.

Board Members Present:

Jim Jadlos
Terry Hillegas
Paul Murray
Buck Dellinger
Candice Clauss
Bob Bloch

Board Member Absent:

Bernie Huensch

Others Present:

Mike Miller
Tom Malmgren

Approval of Prior Meeting Minutes: Bob Bloch moved that the minutes from the January 21, 2006 meeting be approved as written and posted on the website. Motion was seconded by Candice Clauss and passed unanimously.

Financial Report: Tom Malmgren e-mailed everyone a preliminary Balance Sheet and Income Statement through the end of February. The board discussed the financial statement and asked several questions regarding expenditures for hot tub repairs, gas and electric expenses and several other line items. Tom noted that the Income Statement had a new income line item labeled Special Assessment to reflect the action taken at the last board meeting. Of the \$12,876 special assessment billed we have received \$8,979.50 through March 31st. After review, the board asked Tom to look into placing some of the reserve funds in a higher interest earning CD, with maturities tied to projects. All board members expressed satisfaction with the financial update.

Manager's Report: In introducing the manager's report, Jim Jadlos complimented Mike for his continued efforts in caring for the complex and especially the cleanliness of the garage. Mike Miller, resident manager, provided a brief update on activities. He reported that the hot tub pumps tripped the breaker causing a freeze up of the lines going from the boiler room to the hot tub. (Further discussion to follow).

At the request of the board a grocery cart was purchased and installed for use by owners to transport items from the garage into the elevator and to the units. All complimented this addition. Management was asked to post a sign in the G-Level requesting that the carts be returned after usage.

Leaks into the garage have been managed by consistent snow removal, but need to be permanently solved with the deck project this summer.

Candice inquired about parking violations occurring in the garage. Mike stated that he has had a couple of owners abuse the garage parking rules, but for the most part he has

been able to enforce the board's directives on parking. **All owners are reminded that only one vehicle per unit is allowed in the garage and it must be the owner's vehicle with a valid parking permit.** The gate code will be changed again in the future to limit access into the parking lot.

In the board's discussion of the hot tub problems, management was directed to seek an estimate from the spa company for suggested modifications and improvements to the system. All supported separating the pumps onto separate electrical circuits to minimize the potential of another freeze up like the one that occurred earlier this winter. Once the spa company provides a bid and suggested improvements the information will be transmitted to the board via e-mail.

Mike reported that he has had quite a few guests of unit 208 knock on his door with problems. This unit is rented directly by the owner and we recently have experienced numerous complaints from the rental guests. After thorough discussion, Tom was asked to contact this owner and ask that he take action to resolve the recurring problems that his guests experience. Management was asked to keep a log of all complaints reported and the nature of the problems.

Committee Reports: NONE

Old Business:

DECK COATINGS: Management submitted an updated proposal from John Rohrer, Inc. the deck coating company that we have used over the past several years. The bid to prepare, furnish and install a Carlisle 5013 Pedestrian Coating System in standard color for the lower front steps/Landings/Front Deck Area/Middle Deck Area/ & Back Deck Area = \$22,980. Much discussion followed regarding options, products, color, scope of work, etc.

In discussion on the deck proposal it was noted that water dripping off the balcony railings continues to create rust stains on the deck surfaces. The board instructed management to seek bids to have the balcony railings in the courtyard areas properly prepared (probably sand blasted) and repainted/sealed to minimize the recurring dripping that is causing the stains, plus prolonging the life of the metal railings. A cost not to exceed \$6,000 was approved by the board to carry out this work. If the bids exceed this amount management will communicate the bid(s) to the board for direction.

Deck work that was anticipated to be completed last fall but was not done due to the contractor's work load was estimated at \$7,500 for these repairs. Unit balconies included in this work are: 202, 203, 308, 309 and 310. Additionally, deck and wall repairs at units 301 and 306 are included. This coupled with the current bid of \$22,980 was authorized by the board to be scheduled.

Both the balcony work up to \$6,000 and the deck work up to \$30,500 were formally approved via a motion for each by Jim Jadlo, seconded by Bob Bloch and approved by all board members present.

As part of the deck resurfacing discussion Buck Dellinger raised the question about total replacement of the front steps vs. continuing to patch and repair them. Tom suggested that we seek bids to do so, but not delay the authorization of getting into John Rohrer's schedule. If it is determined that replacement is the preferred option, we can

delete that part of the deck work authorized. Tom and Mike will seek ideas and bids for the front stairway.

Second and third level deck surfacing was bid at \$20,980. The board discussed this and acknowledged that while aesthetically it would be desirable to accomplish this, the priorities for improvements continues to place it lower on the list. Alternative materials may be considered that are not as costly.

COURTYARD IDEAS: No new ideas have been received regarding the courtyards of the building. The board anticipated a couple of different proposals from owners but have heard nothing to date. The topic will remain on the board's action list.

POLICIES: These policies are required by amendments to the CCIOA Act that were signed into law by the governor last year. As a follow up from the last meeting, Jim and Bob have reviewed and edited some new policy ideas that Tom forwarded to them. The new version of the 7 policies were distributed to all board members at the meeting, asking that they convey comments/suggestions to Jim Jadlos no later than June 1st. He will then fine tune them with the intent of adopting the final version at the next board meeting. At that point they will be posted on the association's website.

HOT WATER PROBLEMS: The board stated that they have not recently experienced the prior hot water/cold water mixing problems. Buck reported that in his unit, 205, they still do have problems with lack of adequate hot water at his bathroom sink faucets. We will continue to monitor and attempt to solve these issues as they arise.

RECYCLING: At the last meeting Tom volunteered to see if there were any joint recycling efforts we could achieve with Copper Mountain, Inc's program. To date, no alternatives with Copper exist.

SIGNAGE: At the last meeting the board agreed to look at the signs around the complex to be able to express opinions about the signage. Jim stated that he and Terry looked this morning prior to the meeting and they were comfortable with existing signs. No other board members had a differing opinion.

New Business:

Mike Miller reported that we had a suspected roof leak adjacent to the fireplace flue chase in unit 304. Significant damage to the interior walls of both 304 and 204 will have to be repaired. Once the source of the leak is determined and fixed, all required repairs will be carried out.

Jim reported that State Farm Insurance had sent out letters to their policy holders suggesting that flood insurance be considered this spring with the anticipated high water runoff and potential flooding. This is an individual owner consideration and the lead time to acquire flood insurance is about 30 days. Owners who feel they could be impacted by flooding are encouraged to make their own decision.

Candice Clauss asked for board authorization to use the exterior ski locker adjacent to their entry door for another use, accessed from inside the unit vs. the existing closet door. The board asked Candice to research the legal documents to see what can

and can not be done, since this is Limited Common Element (LCE), per the condominium map. She also questioned responsibility for air gaps at her front entry door. Mike will look at this to insure we eliminate any potential heat loss that effects the entire association. Responsibility will be determined after the cause of the problem is determined.

Special Assessment payments: Bob asked what our policy should be regarding the special assessment delinquencies. After discussion the board instructed Tom to include a reminder, in the quarterly statements that will go out in the next few days, to all who have not paid their special assessment. If not paid by the end of April the 10% per month late charge will be assessed retroactively to the original due date of March 31. This was formally adopted after the motion by Bob Bloch, was seconded by Jim Jadlos and approval by those board members present.

Next Meeting: The next meeting will be held on Saturday, July 1, 2006 at 9 AM.

Adjournment: There being no further business the meeting was adjourned at 10:45 AM.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Business Manager

James P. Jadlos, President