

**PEREGRINE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
JANUARY 21, 2006**

Call to Order:

The meeting was called to order at 3:40 PM, per the notice distributed to all board members.

Board Members Present:

Jim Jadlos  
Terry Hillegas  
Bob Bloch  
Buck Dellinger  
Candice Clauss

Board Members Absent:

Paul Murray  
Bernie Huensch

Others Present:

Mike Miller  
Tom Malmgren

Approval of Prior Meetings Minutes:

Motion was made by Bob Bloch to approve the board of directors meeting minutes from September 4, 2005. Seconded by Buck Dellinger and passed unanimously.

As brief discussion prior to voting on the approval of the minutes, both Buck and Terry stated that they are experiencing delays in getting hot water at their kitchen faucets. Mike Miller will investigate and attempt to rectify.

Financial Report:

Tom Malmgren recapped the balance sheet and income statement through December 2005. He noted that the high cost of utilities has created a year to date overage for our gas & electric line item of \$7,689. With similar bills predicted for the next three to four months our total excess expense over budget for utilities is likely to be close to \$15,000. The board had extensive discussion regarding the best course of action to take, considering the challenges we face due to the extremely high utility costs we are experiencing.

After numerous alternatives being considered, Jim Jadlos made a motion that a special assessment of 8% of the annual dues budget be implemented immediately. Payment of this assessment will be due no later than March 31, 2006. Bob Bloch seconded the motion which carried unanimously.

As a second action, Bob Bloch moved that in addition to the special assessment, that the dues be increase by 10%, effective with the billing that will be sent out April 1, 2006. Buck Dellinger seconded this motion. Discussion followed with the board forecasting that the 10% increase, put into effect the last quarter of this fiscal year, should be sufficient to allow budget adoption next July without any further increase. Following discussion the motion was voted on and passed unanimously.

A brief discussion regarding trash removal expense lead to a request to have management check with Copper Mountain, Inc. to see if they would allow our association to participate in Copper's recycling program.

#### Managers Report:

Jim Jadlos started this discussion by stating he feels Mike Miller is doing an excellent job of taking care of the complex. Snow removal, in particular, is a huge challenge this year due to the heavy snowfalls. Mike's efforts were echoed by all board members, several commenting about how clean he is maintaining the garage.

Mike recapped that he painted the lower level hallway from the garage to the G-level. He also repaired some drywall holes and repainted the hot tub corridor and the wall in the garage enclosing the bicycle storage area. The board asked Mike to repaint the black trim portion of the elevator door when temperatures permit. Three items were raised by Candice Clauss. She asked if the lines defining parking in the garage could be extended up the wall a bit higher to make it easier to see. She expressed concern that the snow drifts on the top flat roofs be monitored and the fact that the maroon trim color at the top of the walls needs to be touched up after the siding work was completed this fall.

#### Committee Reports:

None

#### Old Business:

Parking lot replacement bids were reviewed from three different companies. Two involved replacement with concrete: Columbine Hills Concrete: \$84,700 – Ten Mile Concrete, Inc: \$116,600. The third bid was for replacement with asphalt: A-Peak Asphalt, Inc: \$73,835. Jim Jadlos suggested that we use the specifications for drainage, slope and site preparation that was contained in the asphalt bid. The board expressed interest in pursuing the ultimate replacement of the parking lot surface, but only after making certain the priorities of roofs, decks, etc. are fully taken into consideration.

The next topic of discussion was the courtyard decks which have been on the list of priorities for some time. Mike reported that we are experiencing several leaks into the garage from the decks and at minimum these must be dealt with next spring. The board asked management to fully explore all options to resurface the main level decks, striving for uniformity of appearance (including ability to make future repairs with color match) and solving any leak issues. Mike and Tom will involve Bernie Huensch in this effort to make recommendations of product(s) to be used.

After talking about the deck issues the board unanimously agreed that this would be a priority over the parking lot. Several hold over areas from this fall will be included with the work for next spring/summer, including the wall surface on the decks of units 301 and 306.

The on-going question of what to do at the interior courtyard areas to make them more appealing resulted in only one response from owners. Carol Gordon, owner of unit 106 has communicated that she will present a proposal to the board later this spring. The board will look forward to her proposal or that of any other owner with ideas.

### CCIOA (Colorado Common Interest Ownership Act)

As was discussed at the annual meeting the new legislation covering operation of community associations is being implemented. The association now has a website where all of the documents (by-laws, articles, declaration, etc.) can be found, along with minutes of meetings, financial information, insurance certificate and list of board members with contact information. Website: **www.PeregrineCOA.com**

### Signs for Non-Smoking:

Discussion regarding enforcement of Peregrine being a non-smoking building ended with the board agreeing to individually look at all signs currently posted at the complex prior to the next board meeting. Suggestions for additions and/or modifications will be considered.

### Mats at Entry Hallway:

Mike Miller asked the board to consider replacing our entry hall mats with those supplied by a laundry company, which are changed out monthly. After discussing the pros and cons of rental vs. ownership, the board asked Mike to see if the company would clean our association owned mats periodically.

### New Business:

A draft version of seven policies suggested to be put in place by CCIOA are being reviewed and fine tuned prior to adoption by the board.

### Copper Development Planning:

Laura Goode, Governmental Affairs Manager for Intrawest, attended the board meeting for a short update.

Laura reported that the process for submitting an amended PUD to Summit County will include some joint work sessions including the Board of County Commissioners, the Ten Mile Planning Commission, the County Planning Staff and the public. A formal application to trigger the work sessions will most likely be submitted within the next week to 10 days. The public will definitely be made aware of the meeting dates and be able to attend. Responding to Jim Jados' question, (what are the big issues?), Laura outlined that density and parking are the main focus of discussion thus far. Copper/Intrawest has proposed a credit of 5 EU (equivalent units) per 1 TDR (transfer of development rights) as a formula that the county planning staff has supported. Public benefits will be a big consideration of what the county is willing to accept, as well. Several questions were asked which Laura responded to including an explanation of the parking lot proposed for the area east of the Athletic Club, modifications to the golf course, traffic pattern changes and development that will be visible from the Peregrine building. Laura welcomed board members and owners to contact her with any questions and/or concerns. Her phone numbers are: (303) 518-0746 - (970) 968-2237

Her e-mail address is: [LGoode@Intrawest.com](mailto:LGoode@Intrawest.com)

Owners are encouraged to view the master plan concept on Copper's website which can be accessed by going to: [www.copperliving.com](http://www.copperliving.com)

The board thanked Laura for attending and answering questions.

Next Meeting Date:

The next meeting will be held on Saturday, April 1, 2006 at 8:00 AM.

Adjournment:

Bob Bloch made and Buck Dellinger seconded a motion to adjourn the meeting at 5:45 PM.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Business Manager

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Jim Jadlos, President