

**PEREGRINE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
MARCH 29, 2008**

Call to Order:

The meeting was called to order by Jim Jadlos, president, at 4:00 PM per the notice distributed to all board members and previously scheduled. The meeting was held at the office of Carbonate Property Management, Summit House East – Copper Mountain, CO.

Board Members Present:

Jim Jadlos  
John Nelson  
Terry Hillegas  
Ron Hinton  
Bob Bloch  
Paul Murray  
Buck Dellinger

Others:

Mike Miller  
Tom Malmgren

Approval of Prior Meeting Minutes:

John Nelson moved that the minutes of the January 12, 2008 board of director's meeting be approved as written and distributed. Seconded by Bob Bloch and passed unanimously.

Recognition of Resident Manager:

In recognition of Mike Miller's performance throughout the winter the board presented him with a bonus check of \$250.00. Mike thanked the board.

Financial Report:

Tom Malmgren referenced the financial report that was e-mailed to all board members the prior week. Numerous questions were raised regarding specific expense categories. Tom also distributed the CPA's un-audited financial statements through June 30, 2007, which were recently received along with the annual tax return. Jim asked if Tom was confident we were complying with the items referenced in the cover letter from the CPA regarding association responsibilities. Tom responded yes, he felt all items were being complied with. In answering what the account receivable was, Tom reported that one unit owner is delinquent in dues payment. The board instructed Tom to follow the association policies and procedures to file a lien against the unit.

The board accepted the financial report.

Old Business:

Noise transmission from unit to unit was discussed. Jim reported on the results of owner responses to the e-mail question he sent out. Of the ten owners who responded all but one voiced the need to limit improvements to units so that hard surface flooring

would not replace specified carpeted areas and thereby transmit increased noise to lower units. John Nelson and Buck Dellinger presented information about currently available sub-floor sound mitigation materials and their effectiveness. Board members also described their sound transmission tests in recently remodeled units

The board unanimously agreed that it was the board's responsibility to address this issue and formulate guidelines for the protection of unit owners in the complex. They concluded that it was not possible to make rules that would be retro-active and that the rule would apply only to units located directly over lower level units.

After a lengthy discussion Jim Jadlos made the following motion:

**“Future remodels must limit the installation of hard surfaces to kitchens, bathrooms and main entry areas. Sound mitigation materials must be installed immediately below and on top of hard surfaces. This will apply to all units that have downstairs’ neighbors. Information defining allowable hard surface areas for each floor plan and approved under-layment materials is available from the condominium association business manager (Tom Malmgren).”** This motion was seconded by Buck Dellinger and passed unanimously. Specific allowable hard surface areas for each floor plan will be reviewed and specifically identified. Board members and management will review this early next week.

Painting bid and contract negotiations with Platte River Capital Projects, Inc. (painting contractor) was the next topic of discussion. Jim, Mike and Tom met with a representative from Platte River a couple of weeks ago and all of our concerns were addressed with the revised proposal we received. The board discussed various aspects of the bid and **a motion was made by Jim Jadlos to accept the proposal from Platte River Capital Projects, Inc. in the amount of \$61,592.60.** This motion was seconded by Paul Murray and passed unanimously. Tom and Mike reported that the bird netting protection needed at the four corners was not included in the painter's proposal. South Park Window and Snow Removal has been contacted to seek a bid for this item.

In discussing the special assessment for the painting project, the board concluded that some additional amount be collected to take care of anticipated extras for additional siding replacement and the bird netting. **Jim Jadlos moved that an assessment amount of \$65,000 be billed to the owners with the quarterly dues statements that will be mailed the first of April. The payment schedule of this special assessment will require 50% due by the end of April and the second 50% dues by the end of May.** This motion was seconded by John Nelson and passed unanimously.

Tom reported that he is seeking additional bids/proposals from Mechanical Contractors for the replacement of our boiler system. The one proposal from Tolin Mechanical was far in excess of the board's anticipated estimate for this work. The board requested additional bids be obtained and that Tolin be asked to review their estimates.

Paul reported that he has investigated the idea of a ski vise to be installed at the ski tuning bench in the garage. For approximately \$129.00, a Super Pro Vise can be purchased. This will require running a cable through the various attachments to maintain

security of the vise parts. The board unanimously endorsed purchase and installation of this ski vise.

Hot tub lights: Mike reported that he is waiting for a bid from Alpha Omega Electric to reduce the number of lights above the hot tub to just two. The board agreed this work should be carried out as soon as possible, but definitely prior to the painting being done in this area. Mike and Tom will follow through on this item.

The board unanimously agreed to remove all ash trays from common areas of the building except the one located outside, next to the garage entry door, since we have designated the complex as non-smoking. Mike will remove the ash trays.

New Business:

Jim reported that he had interacted with the owners of G-6 regarding clarification of parking rules. He was unaware that the unit was owned by numerous individuals through the ownership structure. Based upon his exchange of e-mails and other communications, he believes that the concerns have been resolved.

As a result of the discussion regarding parking rules, the board agreed that it was time to review and update all of the Rules and Regulations for the association. Jim Jadlos and Bob Bloch agreed to work together to develop proposed updates to be presented to the board at the next meeting.

The board asked Mike to look at the base of the gate entry keypad as it appears to have corroded and needs replacement. Mike will follow through with this request.

Brief discussion regarding deep root feeding of the trees and bushes resulted in the board authorizing management to hire Neils Lunceford Landscaping for this task.

**PELLA WINDOWS:**

**Owners who have installed Pella Doors and Windows and need the Pella technician(s) to do any work at their unit are asked to notify Mike Miller as soon as possible.** Mike outlined that scheduling Pella to perform any work takes a lot of lead time.

Next Meeting:

The next board meeting was scheduled for July 19, 2008 at 3 PM, at Copper Mountain.

Adjournment:

There being no further business John Nelson moved for adjournment at 6:35 PM. This motion was seconded by Bob Block and passed unanimously.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Business Manager

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James P. Jadlos, President