

PEREGRINE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
JULY 17, 2010

Call to order

: The meeting was called to order at 1:05 PM by vice president, Buck Dellinger. The meeting was held at the office of Carbonate Property Management, Copper Mountain, CO.

Board Members Participating:

Jim Jadlos (via telephone)  
Buck Dellinger  
Ron Hinton  
Terry Hillegas  
Dave Pusey (arrived late)

Board Members Absent:

John Nelson  
Paul Murray

Others Present:

Mike Miller  
Tom Malmgren

Approval of Prior Meeting Minutes:

Terry Hillegas moved that the minutes of the April 10, 2010 meeting be approved as written and distributed. Second by Ron Hinton and passed unanimously.

Financial Report:

Tom referenced an e-mail sent to all board members with an estimated year end financial statement and proposed 2010-2011 budget. An updated statement was e-mailed to all board members the day before the meeting. After discussion regarding certain line items, the board deferred budget approval until later in the meeting.

Presentation by Sky Satellite for Direct TV Service:

The board recently received a solicitation from Mr. Ray Martinez of Sky Satellite in Steamboat Springs for television options at Peregrine. The board allowed Mr. Martinez 20 minutes to explain his company's offerings and price structure. The board asked questions and thanked him for his presentation. The board agreed to look at this option, as well as others that may be available to the association and communicate an update to the members at the annual meeting over Labor Day.

Manager's Report:

Mike Miller reported that there is a small leak at the hot tub, but he is waiting to have it repaired in conjunction with other work. He told the board that he recently had to have the lawn tractor repaired due to a broken lever that controls the blade mechanism. Mike and Tom explained to the board that the backflow device that exists at the irrigation piping in the boiler room and the water meter, adjacent, both need to be replaced. Pricing on the meter is in process. The backflow work will be just over \$800. The board authorized this to be taken care of as soon as possible.

Mike reported that Bill Steel of Roofing Services plans to be up at Copper this next week to do more work on the leak problem we've experienced at the chimney flue

area of unit 304. Additional, higher flashing is planned. Mike stated that he has inspected the walls in unit 305 and concluded that the old leak stains are bleeding through the paint. He does not think these are new stains.

Touch up painting was recently completed by Corporate Capital Improvements, LLC – the company David Frans is working for, after Platte River Capital went out of business last year. David coordinated having his new company do the touch up free of charge. This was to have been Platte River's obligation.

The board asked Mike to have paint touch up done on the inside of the elevator car. The black areas need to be touched up. It was also noted that the elevator often goes to the G-level and then goes up to level 1 vs. remaining on the G-level. Mike will follow up with the elevator tech.

In early July someone apparently drove out of the garage as the overhead garage door was going down. This bent the door causing it to stick in the door frame. After being bent back to allow closing, the operator continues to make a loud sound when activated. Mike has a repairman called to deal with this issue.

#### Parking Lot Contractor Discussion:

Scott Downen, Owner of Columbine Hills Concrete, Inc. was invited to explain his bid for the parking lot replacement and to field questions from the board members. After a thorough discussion the board felt comfortable with the methods and scope of work as described by Scott. The board thanked him for attending and answering their questions.

After Mr. Downen departed, the board discussed other bids received for this work and learned from Tom that updated bids were in process from four who had originally provided numbers to us. The board felt very comfortable with the Columbine bid and subject to verification of comparing numbers, **Jim Jadlos moved that the Peregrine Condominium Association accept the bid from Columbine Hill Concrete, Inc. in the amount of \$118, 789.00. The motion included that verification of not more than 6 days of 'no access to the garage' occur. (One day of the concrete pour and five days to allow the concrete to cure, per Mr. Downen's statement). Additionally, the bid will include all items outlined in the proposal plus a conduit for future use, if necessary, to connect a heat tape/cable into the dry well that will be installed. This motion was seconded by Terry Hillegas and passed unanimously (yes vote by Buck, Ron, Jim & Terry). Dave Pusey was not in attendance at this point in the meeting.**

#### Old Business:

Items included under old business included the following:

Ski Lockers/Water pipes in 101, 201, 301 stack. Management and owners to discuss and take action as appropriate.

Leak into garage from unit 109 appears to have been resolved. The board thanks all involved in getting this taken care of.

Sculpture for courtyard area – No update. Buck volunteered to call Brian to discuss possible presentation at annual meeting

Hot/Cold water crossover in piping: This problem continues.....

Delinquent account: Tom outlined that the agreement the board put into place at the last meeting was accepted and is being adhered to.

Next Meeting:

The board scheduled the next board meeting to be at 7:30 AM on September 5, 2010 – just prior to the annual owner’s meeting. Tom will send out a notice to the board.

New Business:

Buck stated that things in common areas need to be approved by the board for installation and likewise removal. There are a couple of trees that have grown tall enough that they are impacting the view from Buck’s balcony/unit #205. He requested that these be removed or at minimum, be trimmed. The board instructed management to contact other owners in the immediate vicinity of these trees to discuss removal prior to taking action. Removal was suggested by some board members.

Tom discussed a modification of the current collection policy as a result of suggestions by a law firm specializing in association legal matters. The board will look over the proposed changes and work on this at a later time.

Return to Budget Approval Discussion:

The board continued discussion on the proposed budget noting that no dues increase was being proposed. An increase to Carbonate for its business management and resident manager supervision was proposed at 3%, as was an increase in the same amount to the resident manager.

Discussion regarding the necessity of paying for a worker’s compensation insurance policy led to Dave Pusey moving to cancel the policy, since Mike Miller is paid by and covered under Carbonate’s policy. This motion was seconded by Ron Hinton and passed unanimously.

With the noted modification Jim Jadlos moved that the budget for 2010-2011 be approved. This motion was seconded by Ron Hinton and passed unanimously.

The topic of gas fireplace inspections in non-rental management company units questioned when and how they are inspected. Currently no mechanism is in place for units with gas fireplaces (not in a management company program) to be inspected. The board instructed management to have the gas fireplaces inspected every three years starting this fall. This will be a common expense. Mike and Tom will confirm with the board the cost.

Adjournment:

Ron Hinton moved the meeting be adjourned at 4:15 PM. Motion seconded by Dave Pusey and passed unanimously.

Respectfully submitted,

Accepted,

---

Thomas J. Malmgren, Business Manager

---

James P. Jadlos, President