

**PEREGRINE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
MARCH 26, 2011**

Call to order:

The meeting was called to order by Jim Jadlos, president, at 3:55 PM, per the notice and pre-determined time and date for the meeting.

Board Members Present:

Jim Jadlos
Ron Hinton
John Nelson
Dave Pusey
Terry Hillegas
Paul Murray
Buck Dellinger (via telephone)

Others:

Mike Miller
Tom Malmgren

Approval of prior meeting minutes:

John Nelson moved that the minutes from the January 8, 2011 board meeting be approved as written and distributed. This was seconded by Dave Pusey and passed unanimously.

Financial Report:

The board discussed the preliminary financial update provided to them earlier via e-mail. It was noted that we appear to be under budget on gas and electric and over budget on snow removal. Year to date through March it is estimated that we are about \$4,000 ahead of budget. Tom noted that the "sculpture fund" is set up as a separate account and currently has \$500. The board expressed concern regarding the delinquent owner dues and instructed management to follow the collection policy, in addition to sending a letter to the owner requesting a written response. It was stressed that all owners are required to keep their dues payments current for the association to function efficiently. The board recognized Mike Miller, resident manager, for his efforts and granted him an end of winter bonus, which he thanked them for. After discussion, the financial report was accepted by the board.

Manager's Report:

Mike Miller reported on several topics which included:

- 1) Hot Tub: The concrete pad beneath the tub is settling and cracking. The hot tub service technician is recommending that the piping to the tub be replaced, in addition to the concrete pad replacement. The board instructed Mike and Tom to pursue bids for the specific tasks that need to be done. Consideration of total replacement of the hot tub shell will be looked at; however, the

board's direction was to salvage the actual hot tub shell unless condition dictates otherwise.

- 2) Roof Leaks: We continue to have challenges with roof leaks at certain locations. The locations where we have had leaks from the sloped roof this winter are in 303, 304 and 310. It has been suggested by the contractor who has shoveled the roof that installation of heat tape at certain locations would help the leak problems. The board asked that Mike and Tom work with the roofer, the snow removal contractor and the heat tape installer to fully analyze the problem(s) and suggest permanent solutions.
- 3) Boiler Status: Mike reported that the boiler continues to operate pretty much problem free. He suggested that a full service be performed this summer. Discussion followed regarding the current maintenance program with Tolin Mechanical, a report from Denver Boiler's inspection and overall condition. The board asked that a heating expert be found to give us a proposal to provide exact specification for putting together a request for proposals to replace the nearly 40 year old heating boiler. The board asked to see what Tolin Mechanical's plan would be if we experienced a catastrophic failure.
- 4) **Dog Issues: A recent problem has started to occur with owner's letting their dogs run off leash and to deposit piles of dog waste that are not being picked up consistently, including from common area decks. Owners are reminded that it is your responsibility to keep pets on leash or under voice command and to always clean up after them. The pet policy at Peregrine states that ONLY owners are allowed to have pets and they are required to be responsible for them. For the health and safety of the entire complex ALL owners are asked to be extra attentive to this issue. Walking pets away from the building to do their duty is expected, but still picking up after them.**

The board asked Tom to highlight the dog discussion in the minutes, to draft a letter addressing this issue and to mail the minutes with the letter to notify the membership of the importance of caring for and pick up after their pets.

Old Business:

Mike mentioned that there is some cracking and chipping occurring with the concrete at the new parking lot. Tom stated that after discussing this with the concrete contractor earlier this winter, we will follow up with Columbine Hills Concrete after the snow melts to talk about methods of taking care of this.

Tom forwarded an e-mail from Bob Bloch, owner of 302, stating the he has had more comments than ever before from his rental guests about the problem of cold water taking a long time to get to the fixtures in his unit. The board spent a considerable amount of time talking about this on-going problem and asked Mike and Tom to seek bids from plumbing contractors to thoroughly investigate and offer proposed solutions. At minimum Tolin Mechanical and County Wide Plumbing will be asked for proposals, since both are very familiar with the building.

As was discussed at the last board meeting, a continuation of measuring temperature of water at certain unit locations is planned after the ski season ends and occupancies are low.

Jim asked Tom if we had a commitment from Copper Mountain, Inc. regarding the golf netting posts that ended up being a bit of a challenge to get taken down this past fall. Tom responded, NO. He suggested a letter be sent to Copper thanking them for taking the posts down last fall and confirming that this will be an annual event, as was originally agreed to. The board endorsed this plan.

New Business:

To facilitate providing the expanded TV service offered by Resort Internet a separate satellite dish is required to be placed on the building. A request was made to do so, but Tom responded that the board needed to approve of the location. The preferred location was on the south facing wall of units 205/305 looking toward Anaconda. The board approved this location and it was stressed that the dish would not be visible from inside of unit 305.

A lengthy discussion occurred regarding the upcoming meeting on March 31 that the board members from all HOA's have been invited to hear a presentation about future funding of services at Copper Mountain. The proposal includes a significant proposed increase in Resort Chamber dues – example: a two bedroom unit currently pays \$50 / year (this is part of our HOA budget and thus is paid for by association dues) – Suggested new method would be 25 cents per square foot per year – Thus a 1,000 sq. ft. unit would pay \$250/year. Additionally, a mandatory 3% sales surcharge is proposed on all sales transactions. The board felt that these new funding sources, with the suggestion of relieving the ski resort operator of some of their costs, to be ridiculous. Several board members intend to attend the March 31 meeting to represent the Peregrine HOA and voice their opinions about these new proposals. Once the presentation on March 31 is completed the board may consider participating in a joint effort to hire an attorney to review the POLA and Resort Chamber documents, which have been interpreted to authorize the proposed assessments.

The owners of unit 207 completed some modifications in their unit during which they removed a small amount of drywall, exposing lack of insulation in the wall above their entry door. They provided photos to the board and suggested the HOA look at possibly investigating this deficiency and taking action to obtain bids to insulate these areas if all are found to be the same as that found at 207. The board discussed this matter and Buck Dellinger stated that he created an access hole in the ceiling of his unit (#205) that would allow viewing into this same area at his entry door. Jim and Mike will look at the situation in unit 205 and if found similar to 207, seek bids from an insulation contractor to add insulation at all entry doors in the complex (except the G-level, since those unit entries are in a heated hallway).

Tom reported to the board that he had registered the HOA with the new state agency requiring all community associations to file. The \$10 was paid and it is something that will require an annual renewal. The new agency was

established to allow the state to keep track of all community associations in Colorado.

Terry Hillegas commented that he is having problems with the newly installed WiFi service at his unit #101. The signal strength is too low to access the internet connection. After discussion, Tom committed to contact Resort Internet and get this resolved as soon as possible.

On a sad note, Tom reported that he just learned the prior day that Warren Chiesa, (#208) had experienced a heart attack and passed away the prior weekend. The board expressed their condolences and asked Tom to get a card sent on behalf of Peregrine. Tom also reported that another Peregrine owner, Mr. Oscar Moore (#209) passed away last fall and he had sent a card on behalf of the Association.

Next Meeting:

The next meeting was scheduled for July 2, 2011 at 4 PM.

Adjournment:

There being no further business the meeting was adjourned at 6:00 PM. Motion by John Nelson, seconded by Dave Pusey and passed unanimously.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Business Manager James P. Jadlos, President