

**PEREGRINE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MINUTES  
SEPTEMBER 4, 2011  
([www.peregrinecoa.com](http://www.peregrinecoa.com))**

Call to order:

The meeting was called to order by president, Jim Jadlos, at 7:30 AM per the pre-determined notice at the last board meeting. The meeting was held in the office of Carbonate Property Management and via telephone conference call.

Board Members Participating:

Jim Jadlos  
Ron Hinton  
John Nelson  
Buck Dellinger (via phone)  
Dave Pusey (via phone)

Board Members Absent:

Paul Murray  
Terry Hillegas

Others Participating:

Tom Malmgren  
Scharlott Chiesa (208 – via phone)

Minutes of prior meeting:

John Nelson moved that the minutes from the July 2, 2011 board meeting be approved as written and distributed. Motion seconded by Ron Hinton and passed unanimously.

Financial Report:

Tom stated that he did not have an updated financial report from what was mailed to all owners with the notice of the annual meeting. Ron Hinton reported that he conducted his annual review of the association books and records last Friday. He was complimentary of the records and stated that after really looking hard for something to criticize, the only thing he could find was a voided check that had no detail noted. Overall he stated that he believes Carbonate and particularly Julie Hanson who does the accounting are doing a great job. The financial records are in good order and he will report this at the annual meeting.

Tom updated the board regarding the one delinquency. In mid-August, he shared with the board an exchange of e-mails with this owner. The board complimented the handling of this matter and instructed Tom to get a lien filed.

Manager's Report:

Tom provided a brief manager's report on behalf of Mike Miller. He updated the board on Mike's health, reporting that his last Chemo treatment was last week and the doctors have provided very positive test results. Physical therapy sessions will start as soon as Mike is strong enough to participate. Owners in the building, friends and co-workers have all pitched in to assist Mike and Monica caring for the building this summer. Tom reported to the full board that we have continued pay Mike and Monica's salary as resident managers, for which they are thankful. A brief discussion regarding bonus ended with the board agreeing that past bonus' have been performance based. While all are sympathetic regarding Mike's situation, the board stated that they will individually consider helping out the Millers financially, but they did not think a bonus from the HOA was appropriate at present. The board was very supportive of continuing to pay the monthly salary and acknowledged that Mike and Monica are doing quite a bit that not everyone realizes.

Tom presented an updated heat tape bid from Rob Karbowski Seamless Gutter and Snowmelt Systems. This was an expanded version and \$1,512 more expensive. The board discussed this and agreed that, based on all information available, the work is a prudent expenditure if it will eliminate the leakage challenges that we have had the past couple of winters. Tom was instructed to proceed.

The water valve mechanism in the street in front of the complex has been replaced. This was broken last December 30<sup>th</sup> when we had the leak in the boiler room. The CM Consolidated Metropolitan District paid for this repair.

#### Old Business:

Tom stated that he has requested Columbine Hills Concrete to look at the small holes that we are experiencing in the new parking lot. Scott, the owner of Columbine Hills has not gotten back to him yet but he has left messages and will continue to pursue this. The recommended caulking of all expansion joints was completed and the same contractor has been asked to look at our decks. Tom has met with Copper Mountain's base operations personnel to discuss use of different equipment to be used for snowplowing this coming winter.

It was noted that there is \$800 in the sculpture fund. Three owners have sent in contributions. The board expressed concern that this is not getting much support and possibly refunding those who have contributed should be considered. It will be brought up at the annual meeting for new ideas and support.

The suggestions in the report from the engineer who looked at the building suggesting that we turn off stacks of water piping to attempt to narrow down the source of a suspected cross connection will be conducted this fall. It was noted that the corridor to the hot tub, formally the laundry room, should be one of the first areas looked at.

Resort Internet has agreed to relocate the dish that they placed on the building, to a wall directly behind where it currently is to be out of sight by all Peregrine owners. The TV service and wifi installed and operated by Resort Internet seems to be working well.

The insulation bids for adding insulation around the unit entry doors is still in process.

The board briefly discussed the letter from Gary Rodgers, president of Copper indicating that they would prefer not to remove the posts for the golf course netting installed adjacent to Anaconda and to the SW of Peregrine. Jim Jadlos found a letter from Rob Schwartz dated August 29, 2006 stating that "the poles and nets will be removed each winter for as long as they are in place". Jim suggested that he and Tom set up a meeting with Gary after Labor Day to discuss this matter.

Tom presented the bid for the hot tub replacement from Maximum Comfort Pools and Spas. He recommended several of the board members meet with Shannon from Maximum Comfort this next week to fully walk through the bid and understand all aspects of the proposal. The board agreed and will meet with Tom and Shannon next week.

The bid received to repair some of the front deck and upper walkways was delayed in authorizing until another contractor inspected and provided a bid. The board will coordinate with the second contractor to meet at the same time as the hot tub contractor. Action will follow.

#### New Business:

The heating boiler replacement consideration continues to be on the long term list. Tom reported that the engineer who looked at our water issues did submit a proposal to perform an analysis of our heating requirements and to prepare an RFP to outline the exact scope of work. Jim moved that we authorize \$4,900 to engage 2020 Engineering to evaluate our building heating requirements and to prepare an RFP that we can circulate to bidders. This was seconded by Ron and passed unanimously.

Tom will coordinate a conference call with the board and the engineer from 2020 Engineering to fine tune the exact work to be performed by 2020 Engineering. Tom noted that a couple of corner units have historically had some inadequate heat issued during extremely cold weather.

Pet Policy Discussion: The board discussed whether a proposal to require all dogs (pets) to be on leash while in any common areas of the building should be adopted. The board supported this tighter restriction and will poll the ownership at the annual meeting.

The Copper Mountain Resort Chamber has presented a proposal which would increase the annual Chamber dues by about 3.5 times current. Example: A two bedroom is currently charged \$50 per year and would increase to \$175 per year. Since the dues are currently part of the HOA dues any increase will obviously increase the Association's budget and thus the dues. This was presented at the annual Property Owner's and Lessee's Association Meeting last Friday. Jim, Ron and Tom all attended. The way it has been presented it most likely will pass. The only challenge may be a legal one questioning whether the Resort Chamber actually has authorization to implement this change if voted affirmatively. Ron moved to announce official opposition to this proposed increase in Resort Chamber dues by the board at the annual meeting. Dave Pusey seconded the motion. It passed five in favor and zero opposed. Jim Jadlos stated that he was supportive of the concept but opposed the mechanism being used to implement the proposed change. The board recommended the membership vote in opposition of the proposals when they receive their ballots in the mail in a few weeks.

Public access up Super Bee Lift, with the new Copper Mountain/US Ski Team agreement in place for the 'speed center training' on Rosi's Run was clarified. A rumor was circulating that the public would not have access on Super Bee until mid-December. That was false. Access up Super Bee Lift will be just like prior years, subject to snow conditions but most likely around the Thanksgiving time period.

Next Meeting Date:

The next board meeting was set for Saturday, January 7, 2012 at 4 PM.

Adjournment:

At 8:45 AM John Nelson moved the meeting be adjourned. This was seconded by Ron Hinton and passed unanimously.

Respectfully submitted,

Accepted,

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Thomas J. Malmgren, Business Manager

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Jim Jadlos, President