

**PEREGRINE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
MINUTES
JULY 2, 2011**

Call to order:

The meeting was called to order by vice president, Buck Dellinger, at 4 PM per the predetermined time and date. The meeting was held at the office of Carbonate Property Management in Copper Mountain.

Board Members Participating:

Buck Dellinger
Jim Jadlo (via telephone)
Ron Hinton
Terry Hillegas
John Nelson
Dave Pusey

Board Member Absent:

Paul Murray

Others:

Tom Malmgren
Mike Miller (via telephone)

Minutes of Prior Meeting:

Ron Hinton moved, John Nelson seconded approval of the minutes from the March 26, 2011 board meeting. This motion was unanimously approved.

Financial Report:

Tom Malmgren e-mailed a financial update and proposed budget for fiscal year 2011-2012 to the board prior to the meeting. Discussion regarding this report and the proposed budget followed with the board tabling budget approval until the end of the meeting, once potential upcoming expenditures were discussed.

As part of the financial report Tom reported that he followed up with the owner who is delinquent in dues payments. He forwarded some of the e-mails to and from this owner to the board. He invited the owner to attend today's meeting, but he declined. As of today the balance with penalties = \$3,491.82 (includes most recent dues billing due 7/31/2011). The board instructed Tom to file a lien against the property. The owner has been put on notice of this action and he has not responded with a proposed plan to the board regarding when it will be taken care of. The board stressed that all owners are responsible for paying their share of the dues and must keep current for the HOA to function properly.

Manager's Report:

Mike Miller reported that he is doing pretty well and that the doctors have him going through chemotherapy for his auto immune condition that has been diagnosed. He is unable to do much and thus Monica, his wife, is taking care of the complex with assistance from friends and fellow workers. The doctors have predicted a full recovery but it is going to take several months.

Regarding updates on projects- Manager:

Deck and stair surfaces need to be re-coated. Tom and Mike are working together to get the coating contractor here to take care of.

Bids for the hot tub replacement are being obtained. It is anticipated that we are looking at \$30,000 to \$40,000. Several pool contractors have promised bids. Once received bids will be circulated to the board for consideration and action. Discussion regarding any governmental regulations that must be followed and/or complied with will be clarified with contractors. Since Summit House East is also looking at a hot tub replacement the board urged volume pricing.

Roof heat tape bids to eliminate the on-going leak problems at 303, 304 and 310 are being obtained. These are not in hand yet. Once available they will be distributed to the board.

As a follow up from the last meeting, Tom was instructed to ask Tolin Mechanical, our preventative maintenance contractor for our heating system, what they would/could do if we had a boiler failure. Tom will follow up on this.

Old Business:

The contractor that installed the new parking lot last fall was contacted to seek input regarding cracking occurring at some of the control joints. His analysis is that the snow plowing last winter created most of this damage. He recommended caulking these joints prior to winter. The board instructed Tom and Mike to seek more detailed information about exact caulking products and also to discuss alternative snowplowing options. The board stressed that this recommended caulking needs to be done.

It was noted that, at the March 26th meeting, the reported balance in the sculpture fund should have been \$500 not \$700. Dave Pusey indicated that they had sent in a check for this fund and Tom responded that he would have to research if Julie put it into the wrong account.

Water problems (waiting for cold water, etc.) – Tom forwarded to the board by e-mail the engineering report from “2020 Engineering”, the mechanical engineer hired to do an analysis of our water/boiler system. This report was discussed in detail. The engineer believes that we have a cross connection in the building somewhere causing this condition. He inspected the piping in the boiler room and confirmed that it is correct. A suggestion of turning off specific ‘stacks of water service’ to units for a day or more, will possibly provide the source or the problem. Once that is determined we will have to investigate within that stack regarding remodels that may have created this problem. Tom and Mike will work on this as the occupancy of units allows. If any owner recalls when this problem started or became worse please pass that information onto Tom.

The TV dish location on the side of unit 205 has been criticized by the owners of unit 206. Tom will have discussions with Resort Internet to see if an alternative location, out of everyone’s view, will work.

Insulation deficiencies around entry doors was further investigated by Mike and Jim this spring. Bids from insulation contractors will be obtained for discussion.

Discussion regarding potential asbestos containing materials (drywall, popcorn ceilings, joint compounds, texture) in the walls or ceilings of the complex followed. While the HOA has not had any tests performed the age of the building suggests that this could be an issue. The board will investigate modifying the remodel guidelines to

include a recommendation to the membership to be aware of the state mandated requirements dealing with asbestos. The owners are responsible for their individual units regarding this matter. Should the HOA proceed with any common area renovations then the board will pursue testing and compliance as is appropriate for those areas.

The pet notice distributed to all owners after the last board meeting outlined the responsibility of owners to have their pets on leash or under voice command. The board discussed changing this policy to state, “on leash at any common area location at Peregrine” (walkways, hallways, garage, driveway, yard). This will be discussed at the annual meeting so that owners can provide input. Pets are not allowed to roam freely about the complex or village.

The WiFi problem reported by Terry Hillegas during the last meeting was passed on to Resort Internet. Terry stated that he has not been back to Copper since that time but upon arrive this weekend he was experiencing problems that were resolved after he called the support number. Things appear to be operating properly.

New Business:

Lock change at unit G-3. It was brought to the attention of the board that a new combination lock has been installed, replacing the deadbolt, on this property. The board instructed Tom to draft a letter (to be reviewed and approved by the board) to the owner requiring removal of this new lock or having it keys to the Master system of the building within a reasonable timeframe. The letter will reference any damage resulting in accessing this unit in the case of an emergency will be the owner’s responsibility since the HOA does not have access. Discussion of the forms received by the HOA requesting approval for the remodel of this unit followed. The original application from the owner stated that the work would be occurring during the month of May. Since it is July 2nd and the work apparently is not completed, the letter will address this matter as well. The owner of G-3 had requested time at this meeting to discuss matters regarding the association. Jim Jadlos provided an invitation to address the board either in person or to call into the meeting. No response was received by the HOA.

Golf netting and posts. As a follow up to the last board meeting Jim Jadlos sent a letter to Gary Rodgers, president of Copper Mountain, seeking clarification that the posts (and nets) would be taken down every fall. This was the understanding by all parties when Peregrine reluctantly agreed to the installation. Gary Rodgers responded that the posts for golf course netting at the Copper Creek golf course (as well as other golf courses) typically are left up year round and that is what Copper would like to do. Jim and Tom are researching the e-mail exchange when this installation occurred and will follow up with Gary supporting the original understanding.

Next scheduled board meeting:

The next board meeting will be the morning of the annual meeting on September 4, 2011. The annual meeting will be at 9:30 AM. The board meeting will be at 7:30 AM.

The board discussed hosting the annual BBQ on Saturday evening and all enthusiastically endorsed planning for this to be done again this year.

Return to budget discussion:

The board acknowledged that the reserve fund balance of \$52,700 (approx) at the end of the June 30, 2011 fiscal year is lower than desired but growing. The potential expense of the hot tub would customarily be a capital reserve item. **However, the board endorsed bringing before the membership at the annual meeting a proposal to fund the hot tub by special assessment to maintain the capital reserve fund at its current balance and not draw it down any lower. This will be voted upon by the membership at the annual meeting.** It was noted last year's parking lot was paid for with reserve funds.

After discussing the other potential expenditures a motion to adopt the budget as presented was made by Dave Pusey. John Nelson seconded this motion. It was noted that the budget will maintain the dues at the current level with no increase. After discussion the motion was voted on and approved 6 in favor, 0 opposed and thus passed.

Other business:

Ron Hinton noted that he intends to perform an inspection of the books and records of the HOA as he did last year. He will provide a report to the membership at the annual meeting.

Adjournment:

There being no further business, at 6:00 PM, Dave Pusey moved the meeting be adjourned. John Nelson seconded this motion which passed unanimously.

Respectfully submitted,

Accepted,

Thomas J. Malmgren, Business Manager

James P. Jadlos, President