

**PEREGRINE CONDOMINIUM ASSOCIATION
COPPER MOUNTAIN
ANNUAL MEETING
AUGUST 31, 2008**

I. Call to Order

Jim Jadlos, President, called the meeting to order at 9:34 AM, as per the notice mailed to the owners. The meeting was held on the rear deck of the Peregrine complex.

II. Roll Call and Certification of Proxies

25% of owners need to be present to constitute a quorum to conduct business, and was easily established by those present and represented by Proxy.

III. Reading and Approval of Minutes of Preceding Annual Meeting

It was moved by Herb Hoover and seconded by Ed Duda to dispense with the reading of the previous minutes of 9/2/07, and approve them as written. It passed unanimously.

Unit owners present introduced themselves:

106 Carol Gordon
107 Nancy and John Nelson
110 Lori Kinnard
202 Barbara Taylor
205 Connie and Buck Dellinger
209 Mary and Oscar Moore
301 Dave & Barb Pusey
Brian and Cindy Bowdick
303 Ed Duda
304 Paul Murray
305 Jim Jadlos
306 Ron Hinton
308 Herb and Barbara Hoover
G4 Tom Malmgren
G6 Julie Weldon and Tom Hallin

Proxies: Units G3, G5, 203, 207, 310; 4 for Jim Jadlos, 1 for Barb Taylor.

Others Present: Mike Miller, Resident Manager

IV. Report of Officers

None at this time.

V. Report of Business Manager: Tom Malmgren

This last year the board was busy with bids and finalizing the painting contract with Platte River. Wood siding was also replaced and looks great. The painting was paid for by special assessment as directed by the membership.

The preliminary year-end financial statement was mailed with the annual notice. The board voted to implement a 7.5 % dues increase effective October 1, 2008 for the second, third and fourth quarters, which amounts to about a 5% increase for the year. Expenses are projected to be higher for utilities and services, with a basic inflation factor pushing 4%.

Tom said he had no other highlights to report. He added that he thinks Peregrine has one of the best boards at Copper—they are active and rarely does anyone miss a meeting. They care a lot about the building and help and guide us, and it's a pleasure to work with them.

There is about \$80,000 in the Reserve fund. Jim Jadlos added that this is not a large reserve fund, but enough for most emergencies. Tom noted that this membership's philosophy in the past has been to keep dues lower with special assessments for large items. Tom added that the HOA owns the manager's unit and could use it for a quick mortgage to supplement Reserve funds if needed in an emergency.

Tom has been trying to get bids for boiler replacement; a few years ago, we estimated it to be around \$65,000. The last bid from Tolin Mechanical ranged between \$130,000 to \$420,000. Peregrine has 2 boilers now: 1 original boiler for heat, and 1 newer one for domestic hot water with a storage tank. We can no longer get replacement parts for the heat boiler. An owner in another association noted that there are significant tax credits for replacement of boilers, and Tom said he would look into it.

VI. Report of Resident Manager: Mike Miller

The bird netting was installed on the 4 corners after the painting was done so it would blend in with the paint colors. This keeps the swallows from nesting.

Monica is doing a great job while Mike recovers from shoulder surgery. The members asked Mike to pass on their thanks to Monica for her work. Mike projected that he would not be at 100% to shovel snow for the first half of the winter, but that he and Tom will make sure it gets done.

Platte River, the painting contractor, pretty much completed the painting on time.

Before his surgery, Mike got the building in great shape. In fact, there were no items to fix after the Fire Department inspection this summer.

VII. Old Business

Hot/cold water: A continuing concern. When the building is occupied, the water is colder. The west side of the building has hot and cold lines running in the same chases, so the hot overpowers the cold. The east side has insulation and separation, so the hot is hot and the cold is cold. There has been some success with changing out cartridges and valves in bathroom faucets. The only way to solve the problems would be an extensive remodeling and major renovation, with a replacement of lines and fixtures. One member questioned whether just opening the walls and insulating would help. Until it is tried, no one knows the answer. Anyone willing to work on a major renovation proposal is welcomed by Jim Jadlos.

Highway noise: Jim Jadlos wrote a letter to CDOT, as a follow-up to last year's annual meeting. The reply stated the noise barriers were a shared expense with communities, and that they present a problem with snow removal. A CDOT employee told Tom they only consider the barriers when adding/expanding lanes and then a noise study is required.

Courtyard: Suggestions included a mural, picnic table or tables and chairs, a stone bench at the front deck, a sculpture with a theme. It's important to consider the impact on owners adjacent to the common areas, on snow removal and storage of the items in winter. Any owners

are welcome to submit suggestions to the board along with bids and how to fund the project. Hopefully something will be available for consideration by next summer.

Door jamb leaks: Barbara Taylor said there is no insulation around the door jamb or around the closets, so cold air leaks in. She's going to have a hole cut to see what's in the wall and will let the board know. Perhaps an energy audit should be performed—Xcel used to do it but does not any more. Tom will see if it can be done and the cost.

Water leaks: Barbara in 202 reported a leak from outside to Mike.

VIII. New Business

Rules and Regulations changes: The changes began in order to clarify the parking regulations, and then expanded. Jim Jadlos emailed the suggested changes to all members' addresses he had. All the changes will be posted online on the Peregrine website: www.peregrinecoa.com.

1. Contractors—owners must certify they have read the rules & regulations. **“Prior to starting renovation repair work, owners and contractors must receive board approval for their plans and certify that they have read and agree to comply with these guidelines.”** Board approval is now explicit. Exterior modification has always needed board approval.
2. In July, the owners in #102 installed a window, not in compliance with the other windows. The board voted to require the owners to replace that window, because uniformity is mandatory. Jim Jadlos doesn't think the board has ever done this before and is not happy to have to do this.
3. Guidelines to Contractors—Guidelines now prohibit dumping any construction waste down any drain in the Peregrine building. The HOA had considerable expense this year to clear the grout and junk from the garage drain, which is a French drain and does not go into the sewer. So washing cars is OK, but nothing else. All large construction waste must be removed from the premises and not deposited in the dumpster. Jim Jadlos felt a monetary deposit from contractors was not necessary because the owner is responsible for any damage, and it is everyone's responsibility to keep Peregrine clean. The board wants to make it easy and safe to remodel.
4. Prohibited noises: Pets have been added to the potential polluted noise list. The pet exercise area wording has been removed because there is none, and the sauna and hot tub rules have been separated.
5. Parking: Now an owner's child may use the parking space in the garage as long as there is only 1 vehicle per unit at any time. There are only 22 spaces for 36 units, so it is always space available in the garage. Mike checks the permits—if you don't have one with you, put a note on the dash with your name and unit #. Mike has decals for car windows.

Minutes will be emailed to everyone, notifying them they are available on the Peregrine website. Minutes will be mailed to those with no email address.

Old Business, continued

Barbara Taylor said she has complained for 2 ½ years about the noise in the unit above her since the entry carpet was replaced with tile. She maintains the contractor said he did not put any cushion under the tile, while the owner of #302 maintains he did. Barbara's complaint led to the changes in the rules that limit areas where hard surfaces can replace carpeting and make it mandatory for owners to present their interior remodel plans to the board for approval. Jim Jadlos noted that this is a situation where there was no regulation for interior changes in force when #302 was remodeled. However, the window in 102 is an exterior change, and it has always

been in the declaration that these require board review and approval. There is a declaration section in force concerning noise, but determining if it is excessive, is problematic. The owner of 302 tried to mitigate the noise by putting down runners, which didn't help much. The board will consider this conflict at its next meeting.

IX. Election of Directors

3 expiring terms: Buck, Ron and Bob. Buck and Ron are willing to continue on the board, while Bob will not run. Barbara nominated Buck and Ron to be re-elected to the board. Seconded by Herb Hoover. Unanimous. Dave Pusey was nominated by John Nelson to fill the vacant position. Seconded by Clyde Hodge. The motion to close the nominations was made and seconded. All ayes for Dave Pusey, who was elected to the board.

The members thanked the board for all of their hard work and a lot of time spent. Buck and Connie got a pat on the back for the Peregrine party last night. A round of applause followed for Mike's and Monica's hard work, which is appreciated.

X. Annual Capital Contribution Resolution

The IRS requires the membership agree to apply any surplus funds to the next year's expenditures, rather than refunding the excess to the members; and to establish a separate account for Capital Contributions. It was moved and seconded that these two resolutions be adopted. All aye.

XI. Adjournment

It was moved by Clyde Hodge and seconded by John Nelson to adjourn at 10:45 AM. Motion carried.

Respectfully submitted,

Accepted,

Thomas J. Malmgren
Managing Agent

Jim Jadlos,
President