

**PEGASUS AIRPARK HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
OPEN SESSION**

**DATE:** February 9, 2017  
**TIME:** 6:00 P.M.  
**PLACE:** 26505 S. Crismon Road (Hangar 1)  
Queen Creek, AZ 85142

**I. CALLED TO ORDER:** At 6:03 p.m., Bob Blue called the meeting to order.

**II. ATTENDANCE:**

- A. Board Members Present:**
- |                                      |  |
|--------------------------------------|--|
| 1. Carole Myers, President           | Present <input type="checkbox"/> ; Not Present <input checked="" type="checkbox"/> |
| 2. Bob Blue, Vice President          | Present <input checked="" type="checkbox"/> ; Not Present <input type="checkbox"/> |
| 3. Michael Dunn, Treasurer/Secretary | Present <input checked="" type="checkbox"/> ; Not Present <input type="checkbox"/> |
| 4. RD Aut, Member                    | Present <input checked="" type="checkbox"/> ; Not Present <input type="checkbox"/> |
| 5. Lisa Spencer, Member              | Present <input checked="" type="checkbox"/> ; Not Present <input type="checkbox"/> |
- B. Brown Community Management, Inc.:**
- |                                     |  |
|-------------------------------------|--|
| 1. Kayla Shirley, Community Manager | Present <input checked="" type="checkbox"/> ; Not Present <input type="checkbox"/> |
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**III. MANAGEMENT REPORT**

1. Kayla Shirley from Brown Community Management read the Management Report for January 2016.

**IV. SECRETARY REPORT**

1. A motion was made by RD Aut, seconded by Lisa Spencer to accept the January 12, 2017 meeting minutes with the revision of item 9 under New Business to state the following:
- “9. Annual Meeting Preparation – Due to the manager transition, the notification would not be sent in time for the Annual Meeting in February per the Governing Documents. A motion was made to move the Annual Meeting to March 9<sup>th</sup> to allow sufficient time for each mailer to be sent.”
- The motion carried unanimously.

**V. TREASURER REPORT**

1. Board of Directors reviewed the January financials.

**VI. COMMITTEE REPORTS**

1. Architectural Committee- Christopher Beginski has volunteered to be on the Architectural Committee.
2. Social Committee – Lisa Spencer has asked Management to include on email blasts for homeowners to contact her if they would like to be a part of the Social Committee informative emails.
3. Gate Committee – Gary Munson provided a report of the vehicle gate activity and that complaints that lot owners and flight members do not have access to both vehicle gates on Elliot and Emperor. A motion was made by RD Aut and seconded

by Michael Dunn that HOA lot owners and flight members must have access to both vehicle gates. The motion carried unanimously.

**VII. UNFINISHED BUSINESS**

1. Landscaping Proposals – The Board interviewed Schnepf Landscape, ELS Maintenance, and ProQual Landscape regarding their proposals that were previously submitted to maintain the common areas in Pegasus Airpark. After all interviews were given, a motion was made by Michael Dunn and seconded by Bob Blue to award ProQual Landscape the contract in the monthly amount of \$3,450. The motion carried unanimously.

**VIII. NEW BUSINESS**

1. Gates to Pedestrian/Equestrian Trails – The Board has tabled this item until all proposals are received with the removal of the swing gate.
2. Association Insurance – The Mahoney Group provided the renewal of the Association Insurance in the amount of \$3,923 annually. A motion was made by RD Aut and seconded by Bob Blue to approve renewing the insurance provided by The Mahoney Group. The motion carried unanimously.

**IX. OPEN FORUM:** There were 16 homeowners in attendance.

**X. NEXT MEETING:** March 9<sup>th</sup>, 2017 at 6pm located in Hangar 1.

**XI. ADJOURNMENT:** Bob Blue motioned to adjourn at 8:13pm, seconded by RD Aut and the meeting was adjourned. The motion carried unanimously.