

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

DATE: May 11, 2017
TIME: 6:00 P.M.
PLACE: 26505 S. Crismon Road (Hangar 1)
Queen Creek, AZ 85142

I. CALLED TO ORDER: At 6:00 p.m., RD Aut called the meeting to order.

II. ATTENDANCE:

- A.** Board Members Present:
 - 1. RD Aut, President
 - 2. Bob Blue, Vice President
 - 3. Michael Dunn, Treasurer/Secretary
 - 4. Lisa Spencer, Member
 - 5. Ed Cardinal, Member

- B.** Brown Community Management, Inc.:
 - 1. Kayla Shirley, Community Manager

III. GUEST SPEAKER

- 1. Glen Winters from ProQual came to discuss with the Board the first 40 days of maintenance in the Association.

IV. SECRETARY REPORT

- 1. A motion was made by Lisa Spencer, seconded by Bob Blue to approve the March 9, 2017 meeting minutes with the addition of item 3, Monument Sign under New Business to add the following:
 - “3. Monument Sign – Lisa Spencer, Ed Cardinal, and *Gary Munson* will work together in...”The motion carried unanimously.

V. TREASURER REPORT

- 1. Board of Directors reviewed the April financials.

VI. COMMITTEE REPORTS

- 1. Architectural Committee – Michael Dunn reported of one new build under view.
- 2. Social Committee – “Drinks on the Driveway” is coming this month.
- 3. Gate Committee – Gary Munson provided a report of the monthly activities of the vehicle gates.

VII. UNFINISHED BUSINESS

- 1. Gates to Pedestrian/Equestrian Trails – The Board has asked management to ask all the vendors to bid on 3/16th inch thick steel or at least a quarter thick to deter vandalism. Proposals will be on the next agenda.

VIII. NEW BUSINESS

1. Dirt Mounds – With the overwhelming amount of dirt mounds on various empty lots, the Board asked management to have a draft of the Rules and Regs/Architectural Guidelines updated to state that dirt is only allowed on the lot no more than 30 days prior to construction and will need to be smoothed to control the dust.
2. Runway Clearance – After much debate on the runway clearance for new builds per the governing documents, a motion was made by RD Aut, seconded by Mike Dunn to enforce the 7:1 Clearance. The motion carried unanimously.
3. Monument Sign – Lisa Spencer and Ed Cardinal will work together in obtaining proposals for the monument sign on Ellsworth as the original backup tiles do not match with each other, therefore being unable to use.

IX. OPEN FORUM: There were 15 homeowners in attendance.

X. NEXT MEETING: March 11th, 2017 at 6pm located in Hangar 1.

XI. ADJOURNMENT: Lisa Spencer motioned to adjourn at 8:37 pm, seconded by Bob Blue and the meeting was adjourned. The motion carried unanimously.