

# **Pegasus Airpark Homeowners Association**

## **Board Meeting Minutes**

### **Open Session**

Date: November 9<sup>th</sup>. 2017

Time: 6pm

Place: Queen Creek Recreation Annex, room 161, 21802 S. Ellsworth Rd, Queen Creek

I. Called to Order: At 6:01pm, 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

1. Melissa Alexander, Community Manager
2. Tim Macica, Senior Vice President

III. Secretary Report

a. A motion was made by RD Aut, seconded by Ed Cardinal to approve the October 5<sup>th</sup>, 2017 minutes. The motion carried unanimously.

IV. Treasurer Report

a. A motion was made by Mike Dunn, seconded by Ed Cardinal to accept the October 2017 financials. The motion carried unanimously.

V. Committee Reports

a. Architectural Committee – Mike Dunn reported that there are no applications at this time. Concerns were discussed from the membership about when a construction fence is needed during construction. Architectural committee will need to meet to discuss the Building Plan Submittal Checklist to verify document as well as add a signature to the document for the lot owner and possibly builder/lead contractor. Committee will need to discuss the design review process so that when a member is informed of the association requirements during the building process. Melissa Alexander will email the building checklist form to the committee.

b. Gate Committee – Gary Munson provided a report of the monthly activities of the vehicle gates. Gary addressed the need to ask the landscapers to direct the sprinkler away from the electrical circuit panel at the Ellsworth get as it is making the panel hard to open. Melissa Alexander will contact the landscapers. Gary will follow up on moving the antenna to extend the range at the Ellsworth gate for the remote entrance.

c. Social Committee –

1. “Drinks on the Driveway” is November 17<sup>th</sup>, 5:30-7:30pm at 21475 E. Orion Way,

2. Drinks on the Driveway, December 8<sup>th</sup>, 21615 E. Orion Way, Time: see Pegasus website when updated.

3. Bunco is Dec 1<sup>st</sup>,

4. 3<sup>rd</sup> Annual New Years Pot Luck, 4-7pm, Hanger 3

5. A motion was made by RD Aut, seconded by Mike Dunn to approve a \$250 budget for fixing and supplying Christmas decorations to the Ellsworth entrance and a budget of \$2000 to buy Christmas decorations after Christmas to capture the discounted prices to prepare for Christmas 2018. The motion carried unanimously. Social Committee will seek volunteers to help with the decorating.

d. Monument Committee – Lisa Spencer presented quotes and pictures of refacing of the two monument signs at the Ellsworth gates. A motion was made by RD Aut, seconded by Bob Blue to authorize Lisa Spencer to select a monument design not to exceed \$5000. The motion carried unanimously.

#### VI. Old Business

a. Legends Landscaping new monthly service contract effective 11/1/17.

b. 2018 Budget was approved unanimously by the board with the changes of adding \$250 line item to meeting room expense, \$3500 line item for palm tree trimming, and then the remaining \$1750 difference would be then taken out of the reserve contributions. Budget was signed by RD Aut.

c. Erosion Proposals – Ed Cardinal presented the erosion proposals. A motion was made by RD Aut, seconded by Ed Cardinal to approve the bid from Sherwood for \$141,425 for the erosion and granite. The motion carried unanimously. Ed Cardinal will oversee the contract to use granite as needed. Request to limit delivery of granite in phases to stage 500 tons for the first phase and see exactly how much granite will be needed since the quote was for 1580 tons of granite and the not all of that granite may be needed. Need to validate if 1580 tons of granite was for the entire community common areas.

VII. New Business

a. The Homeowner Care Agreement document was presented and signed by RD Aut. The agreement is reflective of the previous meeting discussions on late notices for missed assessments. A late notice and \$35 fine will be sent after 120 days of an unpaid assessment.

b. Schedule for upcoming meetings: January 11<sup>th</sup>, 2017 Open and Executive Meeting at 6pm, February 6<sup>th</sup>, 2017 Annual Meeting at 6pm. There are 2 board positions open for election at the February Annual Meeting. Request for January 11<sup>th</sup>, 2017 meeting to have an introduction of the candidates for those interested in running for the board.

VIII. Open Forum: There were 6 homeowners in attendance.

IX. Next Meeting: January 11<sup>th</sup>, 2017 6pm.

X. Adjournment: 8:26pm