

Pegasus Airpark Homeowners Association

Board of Directors Meeting

Minutes

March 27, 2018

Directors Present: Michael Dunn, Ed Cardinal, Brian Fox, Debbie Wagner.

Directors Absent:

Others Present: There were 19 homeowners present at the meeting.

Call to Order: 6:05 pm by Michael Dunn

Quorum: A quorum was established.

Board vacancy: At this time Mike asked the Board for nominees to fill the expired position vacated by Bob Blue. Nominees included Bob Cubiak and Mike Albretsen. Mike Albretsen was present at the meeting and agreed to fill the vacancy until the end of the term, 2020. A motion was made by Ed, second by Debbie to approve. Motion carried.

Officers were then elected. The following seats were filled:

President	Debbie Wagner
Vice President	Michael Dunn
Sec/ Treasurer	Brian Fox
Member	Ed Cardinal
Member	Mike Albretsen

Minutes: There were no minutes for an open Board meeting in February as the Annual Meeting was held during that month.

Financial Review: Linda Kellogg reported on the February statement as provided by Brown Community Management. Total assets were \$267,220. Linda noted that a few categories were out of budget mainly because the bill for a service was paid prior to the budgeted number being reflected on the statement. These will be moved so that the statement more accurately reflects the 2018 operating budget. There was general discussion regarding the water consumption. A large amount of grass was removed along Diana, which should lower water usage. This has only been in effect for a couple of months. Linda will create a report to keep track of water usage and compare it to last year's usage. A motion was made by Brian, second by Ed to approve the February statement. Motion carried.

Committee Reports:

ACC - Mike Dunn noted that the AC Committee has been following the requests submitted by homeowners in Pegasus. Steve Fulton is following and reviewing new builds. The AC Committee will be providing the final inspection and approval. There was general discussion of

the need to have trash fences around construction sites.

Gates – Gary Munson noted that the Empire gate is in need of a new antenna. In addition, one backup battery needs to be replaced. The exit gate blows open in high winds and gets hung up on the curb, preventing it from closing. A rock or cinder block will be placed to prevent the gate from doing this. Gary also noted that the gates are periodically opening spontaneously. Finally, the TOMAR did not work properly on the Empire gate last time it was needed. Gary will work with the Fire Dept. on this.

Social – No report at this time.

Monument – A quote has been obtained for acrylic lettering. The committee then decided to obtain quotes for powder coated metal letter instead. These should be available soon. In addition, the Flight Association pledged \$3,000 toward the project and Dan Coury pledged \$1,000. Further discussion will be held at the April meeting.

Old Business:

SRP – The Board reviewed the options provided by Salt River Project for the trees at the Ellsworth entry. After discussion, a motion was made by Debbie, second by Mike Dunn to allow SRP to remove one tree on each side of the Ellsworth entry (the tree closest to the power line). Motion carried. The Board will request that SRP provide the Association with at least 2 new trees that can be planted within the community. Motion carried.

It was noted that the fencing at the Ellsworth entry is in need of repair. Mike Albretsen agreed to take care of this.

New Business:

Taxes – Have been completed and should be at Metro's office soon.

Corporation Commission – Linda has paperwork tonight to update the Corp. Comm information.

Asphalt – Was completed approximately 2 years ago. The Flight Assoc. is looking at re-doing it. Put on next agenda.

Communication – The Association currently uses Facebook and the website to communicate with owners. Brian has been updating the web site, Pegasusairparkaz.com. It was agreed that the number of correct email addresses for the owners at Pegasus is small and needs to be improved. Metro will send out an email opt-in form with the July billing statement, as well as a return envelope. This will help obtain updated email addresses.

Special Use Permit – Two town hall meetings were held to discuss the special use permit changes. Most owners seemed to be in favor of changing the use permit to permanent from temporary. The Flight Association is moving forward with paperwork and other needed items to complete this.

Homeowner Discussion:

There was general discussion regarding the gate that exits the community by lot #50. It was noted that the land strip that runs from Pegasus Parkway north to the gate is considered a water easement. The gate at the end of the easement is the responsibility of the Association. Ed noted that this gate has been damaged and repaired several times. At this time, the gate appears to be missing. Ed agreed to look into it. In addition, the gate at the far east side of Pegasus Parkway is in need of repair.

Next Meeting: Next meeting is scheduled for April 24th, 2018.

Adjournment: Adjourned at 7:45 pm.

Respectfully Submitted,

Linda Kellogg,
Recording Secretary/Agent
For Pegasus Airpark Homeowners Association