

Pegasus Airpark Homeowners Association
Board of Directors Meeting
Minutes
November 27, 2018

Directors Present: Debbie Wagner, Ed Cardinal, Mike Albretsen, Brian Fox

Directors Absent: Mike Dunn

Others Present: There were 20 homeowners present at the meeting.

Call to Order: 6:32 pm by Debbie Wagner

Quorum: A quorum was established.

Minutes: The minutes for the October open Board meeting were reviewed. After review, a motion was made by Debbie, second by Mike A. to approve the minutes as submitted. Motion carried.

Financial Review: Linda Kellogg reported on the October statement. Total assets were \$339,537. Linda will send the water report to Debbie so she can make some changes to it. A motion was made by Mike, second by Debbie to approve the October statement. Motion carried.

Old Business:

- a. Lot #50 – north fence / gate repair – Adam Roe is waiting on his contractor to begin the gate installation. Adam states that the missing section to the North gate is no longer in his back yard. Linda will see if his builder has it.
- b. Lot #62 – John Swodek was present at the meeting and provided the board with drawings of four different gate options. After review, a motion was made by Mike, second by Debbie to obtain pricing on sketch #2. Motion carried
- c. Ellsworth gates – The keypad that the Board is waiting for is still on backorder. Once it arrives Jack McCormick has agreed to install it.
- d. Fencing at Achilles entry – Debbie and Linda met with the fencing company to obtain additional details regarding the proposals to replace/paint/repair the fences and gates. The total cost to do all options is approximately \$20,000. After discussion, the Board opted to have only the 22 foot sections, 5 feet tall, installed and a push button installed at the exit for pedestrians. Linda will obtain one additional fencing cost prior to installation.
- e. 2019 Operating Budget – The Board reviewed the proposed operating budget for 2019. The budget calls for a 5% increase in Association dues. A motion was made by Debbie, second by Brian to approve the 5% increase. Motion carried. The Board will continue to review the budget to make individual line item adjustments as needed. Linda will notify owners of the increase. Linda will also check with Doorking to see if they off phone lines at a lesser price than Century Link.

- f. The accident in the Empire common area that took out 2 trees and three shrubs has been approved for reimbursement by the driver's insurance company, Geico. Linda will notify Legends Landscape to install the trees and plants and then send in for reimbursement from Geico.
- g. Parcel taxes – Waiting on the Maricopa County Treasurer.
- h. Annual Meeting –discussed. Paperwork is ready. The seating for the meeting will be theater style to allow more owners to attend..
- i. 7:1 Committee – The committee has not yet completely formed as of yet. Debbie will be working on this over the holiday. There was general discussion as to whether the 7:1 rules is necessary and whether its removal is necessary. The committee will meet and discuss.

Committees:

- a. Architectural Committee – None.
- b. Gate Committee – No report.
- c. Social – No report.

New Business:

- a. Ellsworth windsock – It has been requested that the HOA light the windsock at the Ellsworth entry. A motion was made by Ed, second by Brian to approve a maximum of \$250 for this project. Motion carried.
- b. It has been requested that 2 trees on the west end of the runway be removed as they are causing visibility issues for pilots before they take off to the west. Linda has marked the trees for the landscaper.

Open Session:

- a. The owners of Lot #20 and Lot #62 were both present at the meeting to discuss their home plans with the Board, specifically in regards to the denials given from Steve Fulton. The Board discussed the roof pitch of #62, the front finish of #20 and the colors of both homes. The Board requested that both owners send Linda an email listing their issues and requests so that they can be reviewed. Renee Freund, Lot #20, was informed that her builder is driving on vacant lots and on taxiways and fines will be imposed if it does not stop.

Motion by Mike Albretsen to adjourn at 8:10 pm. Second by Brian Fox. Motion carried.