

Pegasus Airpark Homeowners Association
Board of Directors Meeting
Minutes
January 22, 2019

Directors Present: Debbie Wagner, Ed Cardinal, Brian Fox

Directors Absent: Mike Dunn, Mike Albretson

Others Present: There were 15 homeowners present at the meeting.

Call to Order: 6:35 pm by Debbie Wagner

Quorum: A quorum was established.

Minutes: The minutes for the November open Board meeting were reviewed. After review, a motion was made by Brian, second by Ed to approve the minutes as submitted. Motion carried.

Financial Review: Linda Kellogg reported on the December statement. Total assets were \$348,014. A motion was made by Ed, second by Brian to approve the December statement. Motion carried.

Old Business:

- a. Lot #50 – north fence / gate repair – South gate has been completed. Linda will contact Adam regarding the North gate.
- b. Lot 25 – Carol Mace – Hangar variance request – Carol was present at the meeting to request a variance to the height of the hangar that she is requesting. Carol provided a drawing that shows that her hangar will not be over height. The Board disagreed after review of the paperwork. Carol was asked to submit to the Board a formal request in writing for a variance on the hangar height. The Board can then review the request and make a determination.
- c. Lot #62 – tabled
- d. Empire Gate push button – Linda will contact Jack McCormick.
- e. Fencing at Achilles entry – Linda provided the Board with a bid from John Swodek for several different items, including replacement of existing and installation of additional metal fencing at the Achilles entry area. The Board then requested a change to the bid with additional bids for closing in the wall with block that matches the existing, as well as a cost to change the fencing to 5 feet and adding a pedestrian gate.
- 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 has asked the landscaper to give her an idea of where installation should occur.
- g. Parcel taxes – Waiting on the Maricopa County Treasurer.

h. 7:1 Committee – no report at this time.

Committees:

- a. Architectural Committee – Request from the Committee to the Board to be allowed to increase the size of the committee to 4 from 3. Granted.
- b. Gate Committee – Gary Munson was present at the meeting and indicated that he had prior research done on several items that the Board was interest in, ie, cloud based gate code system, Doorking operating changes in the future.
- c. Social – Bunko is coming up soon. Owners were encouraged to visit Facebook and the web site for additional information.

New Business:

- a. Construction Entrances – There was general discussion regarding allowing trucks and trailers to access the Ellsworth Rd. entry in addition to the Empire gate. Gary agreed to enter construction codes into the Ellsworth gate so that contractors can use either one. Ed Cardinal indicated that sometimes, if a contractor is not able to enter at Empire, they are forced to back out, making them impede the Empire Rd. traffic.

Open Session:

- a. Ellsworth windsock – Steve Lewis noted that the solar panel for the light in the windsock at the Ellsworth entry has been installed inside of the sock, which cuts down on the amount of time the solar panel receives sunlight, therefore making the light shut off early.
- b. #48 is requesting a construction refund.

Motion by Ed to adjourn at 8:16 pm. Second by Brian Fox. Motion carried.