

Pegasus Airpark Homeowners Association
Board of Directors Meeting
Minutes
October 23, 2018

Directors Present: Debbie Wagner, Ed Cardinal, Mike Dunn, Mike Albretsen

Directors Absent: Brian Fox

Others Present: There were 14 homeowners present at the meeting.

Call to Order: 6:32 pm by Debbie Wagner

Quorum: A quorum was established.

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

Financial Review: Linda Kellogg reported on the September statement. Total assets were \$333,509. Linda will make changes to the monthly water report to get it all on to one page and add a total at the bottom. A motion was made by Debbie, second by Ed to approve the September statement. Motion carried.

Old Business:

- a. Lot #50 – north fence / gate repair – Adam Roe presented the Board with his bill and a picture of the gates to be installed. The gates will be locked with a padlock/key that only the Town of Queen Creek and the owner of Lot #50 will have. There was general discussion as to whether the gate should be installed at all, as the CC&R's do not allow for restrictions to easements. It was noted that this particular area is not only private property owned by Lot #50 but is also a utility easement, not a common area easement. After discussion, a motion was made by Mike A, second by Ed to approve the installation of the gates as proposed. Motion carried 3 for, 1 against. Motion carried.
- b. Lot #62 – Wells Leger provided a drawing to Brian that showed a different style of gate that might work. This was provided to the Board but bids have not yet been drafted. Linda will try to locate the original bid that Ed Cardinal received in 2017 from John Swodek. Table to the November meeting.
- c. Ellsworth gates – Jack McCormick was present at the meeting and indicated that the keypad is on backorder. Once it arrives he will install it.
- d. Fencing at Achilles entry – Linda provided information on fencing bids and fence painting. Linda requested that this be tabled to November so that she can meet in the field with one of the vendors. In addition, the fencing at the front area will need to be higher and the existing fencing will probably need to be raised. Linda will let the Board know when the meeting is set up.

Committees:

- a. Architectural Committee – Debbie reported that 51% of the community is now complete. There are no outstanding requests.
- b. Gate Committee – No report. It was noted that the gates have been seen periodically to be standing open. Brian has looked at them several times.
- c. Social – events were reviewed. Thursday night is Bunko. The recent activities have been going well. Hope Kids is this Saturday. Jack McCormick reviewed the time schedule of events. A book club and a walking club are being organized.

New Business:

- a. Empire Rd – A vehicle lost control and ran into the landscaping on Empire Rd. last week removing a few shrubs and a couple of trees. Linda has requested the police report. It will take 10-14 days to arrive.
- b. 2019 Operating Budget – Linda provided a first draft to the Board that does not include an increase. After general discussion, it was determined that a 5% increase will be needed. Linda will revise the budget and bring it back in November.
- c. Parcel Taxes – waiting on the attorney to ensure that proper bundling has been done.
- d. Annual Meeting – scheduled for February 5, 2019 at 6pm. Mike Dunn will be up for re-election.
- e. 7:1 rule – Debbie informed the owners present that the Board would like to move forward with removing the 7:1 rule from the CC&R's. Volunteers were asked to sign up to be on the committee to gather facts and present at a town hall meeting so that owners who want to sign the petition for removal can do so.

Open Session: No remarks at this time.

Motion by Mike Albretsen to adjourn at 7:52 pm. Second by Mike Dunn. Motion carried.