

Pegasus Airpark Homeowners Association
Board of Directors Meeting
Minutes
February 5, 2019

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

Directors Absent:

Others Present: There were 17 homeowners present at the meeting.

Call to Order: 6:45 pm by Debbie Wagner

Quorum: A quorum was established.

Minutes: The minutes for the January 2019 open Board meeting were reviewed. After review, a motion was made by Brian, second by Mike to approve the minutes as submitted. Motion carried.

Financial Review: Linda Kellogg reported on the January statement. Total assets were \$355,907 and the Association operated under budget for the month. A motion was made by Debbie, second by Brian to approve the January statement. Motion carried.

Officer Elections:

Motion from Ed, second by Chris to elect Debbie as President. Motion carried

Motion from Brian, second by Mike to elect Ed as Vice President. Motion carried.

Motion by Debbie, second by Chris to elect Brian as Secretary/Treasurer. Motion carried.

Old Business:

- a. Lot #50 – north fence / gate repair – South gate has been completed. North gate still has ½ missing. Carl Guilliams will look into repair/replacement. Linda will look into whethare or not the gates at the east and west ends of Empire are necessary or if they can be removed / filled in.
- b. Lot #62 equestrian gate – bid submitted by John Swodek to remove existing structure, add a gate for equestrian and pedestrian use while blocking ATV use, and replacing the bollard at the Empire gate. Motion by Brian, second by Ed to approve. Motion carried.
- c. Empire Gate push button – Jack McCormick has indicated that he has the buttons but is out of town for a couple of more weeks.
- d. Fencing at Achilles entry – Linda provided the Board with a bid from John Swodek revised to include only the addition of new fencing. The cost for block construction has not yet been received. Ed agreed to contact Carl Guilliams to see if he could provide a cost as well.

- e. 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. The trees and shrubs have not yet been replaced but Geico has sent payment in full Linda will deposit on behalf of the Association.
- f. Parcel taxes – The attorney has discovered that all of the parcels are properly combined and are being billed properly. At least one of the parcels is part of a special district tax by the Central Arizona Ground. The reason behind the large bill last year was due to major water use/loss. Linda reviewed the water history and toed that the water usage in November/December 2017 was extremely high. This is what contributed to the high bill.

Committees:

- a. Architectural Committee – The Committee has been increased to 4 members: Debbie Wagner, Chris Beginski, Jason McRae, and Brian Fox. All house / building plans will now go to the Architectural Control Committee first.
- b. Gate Committee – Looking into re-painting, closing off the open areas at Achilles, obtaining new operating equipment.
- c. Social – Bunko is coming up soon. Owners were encouraged to visit Facebook and the web site for additional information. The Social Committee will put the signs up for the Board meetings. The Committee is planning to fund Hope Kids from Bunko in the future.

New Business:

- a. Christmas lights are on the shelves in the Storage Condos. Some lights are still on the palm trees at the entrances because it was thought that they added attention to Pegasus and looked nice. The general consensus was to leave them installed.

Open Session:

- a. It was noted that the welcome packet may want to be updated and a few things added. Linda will check into this as Metro sends welcome letters to all new owners.

Motion by Debbie to adjourn at 7:37 pm. Second by Brian Fox. Motion carried.