

Pegasus Airpark Homeowners Association
Board of Directors Meeting
Minutes
August 28, 2018

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

Directors Absent: Mike Dunn

Others Present: There were 10 homeowners present at the meeting.

Call to Order: 6:30 pm by Debbie Wagner

Quorum: A quorum was established.

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

Financial Review: Linda Kellogg reported on the July statement. Total assets were \$347,983. Linda noted that the landscape category is out of budget due to a large bill in January for a project that was completed. All other categories appear to be in line with the budget or relatively close. It was noted that the water is over budget for the year but still less than last year's cost. Budget figures for 2019 will be adjusted. A motion was made by Debbie, second by Mike to approve the July statement. Motion carried.

Old Business:

- a. Lot #50 – north fence / gate repair – There was general discussion regarding the 2 gates on the west side of Lot #50. The home builder, Mike Hansen, was present at the meeting and offered to assist the owner, Adam Roe, to repair the broken north gate. In addition, Linda will check with Adam to see when he will be installing the south gate. The Board will reimburse Adam for the south gate. Mike Hansen called Adam, who indicated that he would be installing the south gate once his landscaping has been approved. Easement driveway needs to be gravel. It was recommended that number punch code boxes be put on both the north and the south gates.
- b. Lot #62 – There was general discussion regarding the gates that need to be installed at the east end of Lot 62, the equestrian trail area. Wells Leger was present and expressed his concern for the proposed fencing that Ed Cardinal had obtained a bid for. He has agreed to obtain a cost to fabricate and install two gates, one at the north end and one at the south end. Wells prepared a drawing that he provided to Brian.
- c. Ellsworth gates – General discussion was held regarding the Ellsworth/Achilles gate and how the area has gaps that allow pedestrian and bike traffic into the community. After discussion, a motion was made by Brian to obtain a quote to install fencing to close the gaps not to exceed \$1,250 (based on \$25 per foot, 50 feet in length). Motion carried.

Wells Leger agreed to obtain pricing on a proximity sensor so that foot traffic can get out thru the exit gate without having a clicker.

- d. Ed brought up an issue with the push button gate at the Empire entry. The push button is a single button that needs to be a keypad like the main entry at Empire.
- e. It was noted that the Empire gate breaker box is in need of a lock. The box is currently unlocked and power to the gate can be shut off too easily.

Committees:

- a. Architectural Committee – Debbie reported that the ACC is taking step to create a new process for home plan, hangar and architectural request reviews. The ACC wants to be more involved in the process and work more with the homeowner and Steve Fulton. Jason Macrae is the new ACC member replacing Mike Dunn.
- b. Gate Committee – No report tonight.
- c. Social – Debbie Lewis reported that the Social Committee is looking for additional volunteers to serve. The committee is becoming more involved with community events, informing the community of upcoming functions, and will hopefully in the future take on additional responsibilities in an effort to increase community participation in functions, including fly-ins. At this time, the September events include a back yard social and bunko.
- d. Monument Committee – The entry signs have been completed and installed. Owners present agreed that the Monument Committee did a good job and that the signs look great. It was noted that some additional lighting on the Ellsworth signs might make them more noticeable. In addition, it was suggested that the oleanders under the sign at the Ellsworth/Achilles entry be removed and maybe some low growing plants installed. A motion was made by Brian, second by Mike to proceed with oleander removal and replacement. Motion carried. Linda will look at the No Trespassing signs and see if it can be lowered.

New Business:

- a. Lot 101 hangar - Mike Hansen was present on behalf of owner David McCarty to review the hangar plans that were recently submitted and denied due to being too high. After reviewing the plans and moving the pin placement to the center of the runway, it was discovered that the lot where the hangar will be built is lower than the center of the runway by approximately 3 feet. In addition, revised plans moved the hangars back away from the runway. The 7:1 rule is in effect. After the revision of plans and re-measuring, the hangar height will be 1 foot lower than the maximum allowed height. Motion by Brian, second by Mike to approve the revised plans as submitted. Motion carried.

- b. Lot 25 hangar – Carol Mace was present at the meeting to discuss her hangar height as well. Current plans show the hangar to be 6 feet over the maximum height. Carol agreed to work with Mike Hansen, who offered his assistance in re-measuring, and will re-submit plans once the lot has been re-surveyed.
- c. Maintenance contract – gates – tabled.
- d. Winter rye installation - \$1,386 – approved.
- e. Web site – watch for additional new changes.
- f. Hope Charity Fly-in – hoping for the entire community – including Flight and the Hangars – to be involved.

Motion by Mike Albretsen to adjourn at 7:58 pm. Second by Brian Fox. Motion carried.