

Pegasus Airpark Homeowners Association
Board of Directors Meeting
Minutes
September 25, 2018

Directors Present: Debbie Wagner, Ed Cardinal, Mike Dunn

Directors Absent: Mike Albretsen, Brian Fox

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

Call to Order: 6:40 pm by Debbie Wagner

Quorum: A quorum was established.

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

Financial Review: Linda Kellogg reported on the August statement. Total assets were \$335,575. 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. There was general discussion regarding the reserve contribution and the fact that only \$1,937 is being saved each month. The reserve study recommends more monthly savings. In addition, the Board asked that the gate remote income be moved to the remote expense category to offset the expense. A motion was made by Ed, second by Mike to approve the August statement. Motion carried.

Old Business:

- a. Lot #50 – north fence / gate repair – The owner is waiting on the approval of his landscape plans to install the gates. Steve Fulton has the plans. Linda will check with Steve on his progress and also ask Mike Hansen how he is coming with the gate for the north end of #50.
- b. Lot #62 – Wells Leger provided a drawing to Brian that showed a different style of gate that might work. Linda will contact Brian on the drawing and bid for installation.
- c. Ellsworth gates – General discussion was held regarding Ellsworth entry gate and the push button that is a single button. Jack McCormick was present at the meeting and indicated that he was going to install one for the Empire gate. Jack agreed to install one at the Ellsworth gate as well. There was general discussion regarding the installation of cameras to record any damage to the gates from vehicles. Jack indicated that he had researched this before and would try to locate the paperwork.
- d. Fencing at Achilles entry – Linda provided two bids for fencing additions at the Achilles entry. The bids were higher than initially anticipated and one was very intricate. Linda will go back thru the bids and try to simplify them onto one at-a-glance sheet. There was also discussion about installing a pedestrian gate somewhere at the Achilles entry.

Committees:

- a. Architectural Committee – Debbie provided a report that showed the number of homes under construction, the number of construction deposits that the HOA currently has, the number of vacant lots and the number of finished lots. There was a question on the approval of the homes that have garage doors that are facing the wrong direction. Debbie indicated to the owners present that the current Board and ACC are trying to stick to the CC&R's as closely as possible and that while they could not undo the approval and variances of the past, they would try to limit the variances to a minimal number. Jack McCormick stated that there was a lot of trash blowing around from overfull dumpsters. Linda will look at this. In addition, Jack volunteered to assist in the CC&R amendment to remove the 7:1 rule.
- b. Gate Committee – There was general discussion regarding expanding the committee so that one person does not carry the entire burden of the work involved. Thanks were given to Gary Munson for all of his work on the gates and code system.
- c. Social – events were reviewed. It was noted that the committee has gained some volunteers.

New Business:

- a. Maintenance contract for gates – reviewed. Tabled at this time.
- b. Storage room shelving – The Storage Condominiums asked that the Board consider purchasing some shelving for the storage rooms. This would allow the items being stored to come off of the floor and would thus provide more accessibility. Ed agreed to check into the cost and report back.
- c. Fence/gate painting – tabled to the next BOD meeting.
- d. Streets – Mike Dunn noted that the streets will need to be sealed in the near future. Linda will contact the Roadrunner, the company that just completed the Storage Hangar pavement, and ask for an opinion and quote.

Open Session:

- a. Owners in attendance agreed that the entry signs looked great.
- b. No trespassing signs at entry – are 2 really needed? A motion was made by Debbie, second by Mike to remove the island “no trespassing” sign. Motion carried. Posts will be removed as well.

Motion by Debbie to adjourn at 8:01 pm. Second by Ed. Motion carried.