

Pegasus Airpark Homeowners Association  
Board of Directors Meeting  
Minutes  
April 23, 2019

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

**Directors Absent:**

**Others Present:** There were 4 homeowners present at the meeting.

**Call to Order:** 6:38 pm by Debbie Wagner

**Quorum:** A quorum was established.

**Minutes:** The minutes for the March 2019 open Board meeting were reviewed. After review, a motion was made by Ed, second by Chris to approve the minutes with one correction. Motion carried.

**Financial Review:** Linda Kellogg reported on the March statement. Total assets were \$350,205 and the Association has operated under budget for the year so far. A motion was made by Debbie, second by Brian to approve the March statement. Motion carried. Linda will send the refundable deposit report to the Board. Debbie noted that the refundable deposit report does not match the balance sheet and that a number of the deposits listed on the deposit report were very old. Much research of past history has been performed and validates that deposits have been received or refunded on some of the very old homes and that the refundable deposit account was not used to make refunds. After discussion, a motion was made by Debbie, second by Brian to transfer \$30,643 from the refundable deposit account to the operating account to bring them into balance. Motion carried.

Randy Brown, #154, requested that his deposit be refunded.

**Old Business:**

- a. Lot #50 – north fence / gate repair – There was general discussion regarding the north gate. Linda spoke to Carl Guillimas and he said that the Board could pick and choose line items from his large bid for all of the fence work. Brian made a motion, second by Ed to approve the \$780 fee from Carl to replace the north gate at Lot #50 with a gate of the same fabric and appearance. Motion carried.
- b. Empire Gate push button – Jack has been in and out of town. Linda will ask him if he can install it in the next 30 days.

- c. Fencing at Achilles entry – Chris provided the Board with 3 bids for the front fence / gate installation project. There was general discussion that the bids did not include a detail of what the contractors intended to do, ie, footings, specifications, etc. Chris will obtain additional information as well as an estimate of how long it would take to complete the project once it has been started.
- d. Linda provided 2 bids to have the front flower beds planted with flowers. Additional information needed.

#### Committees:

- a. Architectural Committee – There are currently 11 homes under construction and 4 pending approval.
- b. Gate Committee – Gary Munson has resigned as the gate committee and has offered to assist until new people are located that will take over the responsibility. Linda will contact Park Pro to obtain a quote on monthly programming service.
- c. Social – Rachael Beginski provided the Board with a welcome letter for new owners. There was also general discussion regarding allowing the Social Committee to raise money for community functions. Rachael indicated that there is interest in purchasing a projector to show movies to a large group of homeowners as a gathering function and maybe use for meetings as well.

#### New Business:

- a. ACC/ BOD – the Board continues to receive interest from homeowners regarding the ACC and BOD positions. No decision has been made at this time.
- b. Empire Accident – Linda is attempting to obtain the police report on the accident on Empire where a truck went thru the wall. It was not available yesterday. Chris noted that the area is in need of a “board-up” company to clean up the debris and board/’cover the wires and rebar that is exposed. Linda will contact a couple of companies.

Open Session: Chad Cheff, Lot #163, was present at the meeting to request a variance on the pitch of the roof from 5:12 to 4:12. The reason is that it is aesthetically more appealing. There was general discussion by the Board. After discussion, a motion was made by Brian, second by Debbie to approve the request. Motion carried 3-1. The variance was granted.

Motion by Debbie to adjourn at 8:06 pm. Second by Brian Fox. Motion carried.