

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

Directors Present: Debbie Wagner- President, Ed Cardinal – Vice-President, Chris Beginski - Member, Brian Fox, Secretary/Treasurer

Directors Absent: None

Others Present: There were 7 homeowners present at the meeting.

Call to Order: 5:19 pm by Debbie Wagner, President

Quorum: A quorum was established.

Minutes: The minutes for the June 2019 open Board meeting were reviewed. 3 corrections were noted. After review, a motion was made by Debbie Wagner, President, second by Brian Fox, Secretary/Treasurer, to approve the minutes as corrected. Motion carried.

Old Business: A motion was made by Brian Fox, Secretary/Treasurer, second by Chris Beginski, Member, to appoint Steve Lewis to the Board of Directors to fill the vacant term until the Annual meeting in February 2020. Motion carried unanimously.

Financial Review: Debbie Wagner, President, provided a list of routine and non-routine expenses for the Board to review. Checks in excess of \$500 and checks issued to pay non-routine expenses shall be signed by two officers or two members of the board or a combination thereof. Debbie Wagner, President, suggested that a resolution be drafted that email approval be acceptable by two officers or board members or a combination thereof instead of check signing since that will delay payment and may need frequent changes to bank accounts.

The June financial statement was reviewed. Debbie Wagner, President, noted that the payment to Lyonsworth for the wall board up was paid from operating rather than reserves. Linda Kellogg, Metro, will correct this. A motion was made by Debbie Wagner, President, second by Brian Fox, Secretary/Treasurer, to approve the June statement. Motion carried.

Committees:

- a. Architectural Committee – There was general discussion regarding outside plan reviewers vs reviewing in-house and the need to obtain a bid from outside plan reviewers who may want to provide this service for the Association. The ACC will meet to discuss what requirements they will have for an outside reviewer but will continue to review plans at this time. Ed Cardinal, Vice-President, made a motion to appoint Lisa Spencer to the Architectural Control Committee. Second by Debbie Wagner, President. Motion carried unanimously.

Debbie Wagner, President, noted that the payment to Lyonsworth for boarding up the wall on Diana Way was paid from the operating account and should have been from the reserve account.

There was general discussion regarding the type of fencing required around the lots under construction. It was decided that the soft, short orange “Home Depot” type fencing would probably not stand up to weather and that a chain link fence needs to be erected.

- b. Gate Committee – The Board of Directors has agreed to have Park Pro maintain the entry codes for the gates. A monthly party code will be established and changed every 30 days that Metro will have for owners who need it.

It was noted that the batteries are not functioning at this time and need to be replaced. Linda Kellogg, Metro, will get a price.

- c. Social – Teen night was a great success. Ladies night is coming up. The Paint and pour went well. There was some concern that the Association might be at risk if an owner sponsors an Association event and someone gets hurt. Linda will check on liability coverage with the carrier.

Old Business: a. and b. – tabled to the August meeting.

Open Session – Lot #177/178 has applied to the HOA Board for a variance to allow a 4:12 pitch to their roof. A motion was made by Brian Fox, Secretary/Treasurer, and second by Debbie Wagner, President, to approval the variance. Motion carried by remaining board members.

Renee Freund stated that a fair number of vehicles turn down her street thinking that it will go thru to Achilles. She requested that a sign be installed on Apollo that says “no outlet”. Lisa Spencer noted that many of the signs are sunburnt or in bad shape and need to be replaced.

A motion was made by Debbie Wagner, President, second by Ed Cardinal, Vice-President, to adjourn the meeting at 6:36 pm. Motion carried.

Linda Kellogg
Community Manager