

Pegasus Airpark Homeowners Association
Board of Directors Meeting
Minutes
June 25, 2019

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

Directors Absent:

Others Present: There were 24 homeowners present at the meeting.

Call to Order: 6:33 pm by Debbie Wagner

Quorum: A quorum was established.

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

Financial Review: The April income statement was reviewed at this time since it was not available at the May meeting. Chris noted that an invoice had been paid to Az West Builders in the amount of \$900 that he did not remember approving. Linda explained that this was to move approximately 8 boulders from various places within the community and have them set next to the speed humps on Diana as a way to prevent vehicles from driving around the speed humps and into the landscaping. There was general lengthy discussion regarding the need to have all expenses over the \$500 management limit approved by the Board prior to having them paid. Chris made a motion to have the last 3 years of the Association books audited to make sure that no other expenditures had been processed incorrectly. General discussion was held on having an independent audit or having the Board more closely review statements. Past history items such as the major flood damage/repair was also brought up. Discussion at times became heated. After discussion, it was agreed that any all expenses over the management limit of \$500 would be prior approved by the Board of Directors. Chris withdrew his motion for audit. Debbie agreed to review the disbursements over the last 12 months to ensure that all expenditures were appropriate.

The May financial statement was reviewed. A motion was made by Debbie, second by Brian to approve the April and May statements. Motion carried.

Committees:

- a. Gate Committee – Chris Beginski has been processing gate code changes and programming clickers. Linda has obtained a bid from Park Pro for \$114 per month to program all three gates, two of which are in the HOA name. The final gate is in the Flight Association. Owners would be instructed to contact Linda for changes and/or clickers. She would forward the requests to park Pro, who would process the changes. After discussion, a motion was made by Chris, second by Debbie to approve the contract with Park Pro for the two Homeowner Association gates. Linda will check with the Flight Association to see who is responsible for the third gate. If it determined that the Homeowner Association is responsible for all three gates, the motion includes a provision to approve the Park Pro contract for all three gates. Motion carried.
- b. Social – The Social Committee provided information to the Board on three projectors, one of which they would like to have purchased for the purpose of social gatherings and also projecting Board meeting information during the meeting. The three different projector specifications were reviewed. After review, a motion was made by Chris, second by Debbie to approve the purchase of the BenQ MH535FHD model at a cost of \$550. Motion carried.

- c. Architectural Committee – Debbie informed the members present that the contract between the Board of Directors and Steve Fulton had been terminated as of June 3, 2019. The ACC is currently reviewing all plan submissions. Currently there have been 4 plans approved, 2 are in process, one has not yet started and one was denied.

Debbie also indicated that she had resigned from the ACC and that the Board needed to appoint a member. Brian asked that the appointment of the Board of Directors position be voted on first. The Board jumped to the appointment of the Board of Directors position.

Two of the candidates who had expressed interest in being appointed to the vacant positions were present – Randy Brown and Lisa Spencer. Both candidates were asked to introduce themselves to the audience and provide a few words as to why they wanted to be on the BOD or ACC. After this presentation, Ed made a motion to appoint Lisa to the Board of Directors vacancy and Randy to the Architectural Committee vacancy. Motion second by Debbie. Motion stalled on a 2-2 vote. Neither position was filled. The issue will be placed back on the next BOD agenda. The vote could wait until the Annual meeting of the Members in February.

At this time, Randy Brown loudly voiced his opposition to two of the four current members of the Board. Discussion became loud and heated. A motion was made by Debbie, second by Ed to adjourn the meeting at 8:05 pm. Motion carried.

Linda Kellogg
Community Manager