

Pegasus Airpark Homeowners Association
Board of Directors Meeting
Minutes
May 28, 2019

Directors Present: Debbie Wagner, Ed Cardinal, Chris Beginski

Directors Absent: Brian Fox

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

Call to Order: 6:33 pm by Debbie Wagner

Quorum: A quorum was established.

Minutes: The minutes for the April 2019 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 requested that the Board table discussion of the April statement to the May meeting. April and May will be reviewed in June. A motion was made by Debbie, second by Ed to approve the April balance sheet and table the income statement to June. Motion carried.

Old Business:

- a. Empire Gate push button – Jack has been in and out of town. Linda has not heard from him. Ed agreed to help in getting the button installed.
- b. Fencing at Achilles entry – Chris provided the Board with 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. Linda will obtain additional information and put together a spreadsheet that the Board can review prior to making a decision on the fencing. In addition it was suggested to ask the Flight Association if they would be willing to assist in paying for the fencing project, since the fencing will be securing the runway as well as the HOA.
- c. The Board of Directors opted to not vote on another member for the Architectural Control Committee, as doing so would increase the committee to four. In addition, the additional Board member will not be voted on tonight as there is not a full Board present.
- d. Empire Wall – general discussion regarding bids, contractors and insurance coverage. After discussion, a motion was made by Chris, second by Debbie to award the re-build project to Liberty Construction. Motion carried.

Committees:

- a. Architectural Committee – Debbie informed owners present that the Board will be terminating the contract with Solid Foundation effective June 1, 2019. The ACC is currently reviewing all new plans and is following established checklists and guidelines. The ACC will prepare a handbook for ACC committee members on their responsibilities as well as the new process for reviewing construction plans and rollout to the community in an “All Hands” meeting so the community knows exactly what to expect from the ACC and their responsibilities. In addition, the Committee

plans to withhold \$800 from construction deposits and put them into a separate GL account in order to cover the cost of damage caused during construction such as street and curb repairs, landscape repairs, gates repairs, etc. A motion was made by Ed, second by Debbie to leave the ACC at three members. Motion carried.

- b. Gate Committee – Gary and Chris will coordinate a meeting so that Chris can learn the current system for providing gates codes to those who need them.
- c. Social – The Social Committee provided information to the Board for a projector that they would like to purchase for the purpose of social gatherings and also projecting Board meeting information during the meeting. A motion was made by Ed, second by Chris to request two additional costs not to exceed \$700 so that the Board has something to compare. Motion carried.

New Business: None.

Open Session: It was noted that the 7:1 committee has not been establish and the Board does not see a reason at this time to form one. Flowers at the front entry have been tables due to expense.

Carol Mace, Lot #25, presented her plans for her hangar. She also presented a list of issues that she indicated would cause her a hardship if she had to change the roof pitch. The Board re-reviewed her calculation of the height of the hangar and determined that the hangar would not be too high. The Board requested a formal copy of the survey. A motion was made by Ed, second by Debbie to conditionally approve the hangar based on paperwork submitted and the survey being reviewed together. Motion carried.

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