

Pegasus Airpark Homeowners Association
Board of Directors Meeting
Minutes
October 22, 2019

Directors Present: Ed Cardinal – Vice-President, Chris Beginski - Member, Steve Lewis - Member

Directors Absent: Debbie Wagner- President, Brian Fox - Secretary/Treasurer

Others Present: There were 2 homeowners present at the meeting.

Call to Order: 6:30 pm by Ed Cardinal - Vice-President

Quorum: A quorum was established.

Minutes: The minutes for the September 2019 open Board meeting were reviewed. A motion was made by Ed Cardinal - Vice-President, second by Chris Beginski - Member, to waive the reading of the minutes. Motion carried. After review, a motion was made by Ed Cardinal – Vice President, second by Chris Beginski - Member, to approve the minutes as submitted. Motion carried.

Financial Review - The September financial statement was reviewed. It was noted that the October Income and Expense statement was in the Board packet rather than September. Linda will provide the Board with the September and October statement at the November meeting.

Old Business:

- .a – tabled to the November when all of the Board is present to vote.
- b. The Board reviewed the resolution for the construction deposit. Wording was changed with regards to the temporary fencing and how long it would be required to stay in place. After review and amendments, a motion was made by Ed Cardinal – Vice President, second by Steve Lewis - Member, to approve the resolution with as amended. Motion carried.

Committees:

- a. Architectural Committee – Chris Beginski – Member, stated that the revised ACC guidelines have been completed. 2 new plan sets have been submitted since last month. A few inspections have been completed as well. The Board reviewed the resume submitted by Adam Terry to provide Plan Reviewer services to the Association. Adam was present at the meeting and shared his past experience and credentials. After review, a motion was made by Chris Beginski - Member, second by Steve Lewis - Member, to accept Adam as the plan reviewer for Pegasus Airpark HOA. Motion carried.
- b. Gate Committee – Linda will email the party code to the Board each month. It was noted that the north side of the exit gate on Ellsworth is making a grinding noise. Linda will see if Brian Fox can look at it. The Board requested to have Park Pro service the gates on the next visit to the property.
- c. Social – Hope Kids will be coming up on this Saturday. This will include breakfast, face painting, plane rides, pumpkins, etc. A meet and greet will be scheduled. The Social Committee is making pumpkins for owners to put at their homes if they want to be trick or treated.

New Business

- a. 2020 Operating Budget – Linda provided the Board with the first draft of the 2020

operating budget. This budget includes a 5% increase in quarterly assessments as well as an increase in the monthly reserve contribution. After review, a motion was made by Steve Lewis - Member, second by Ed Cardinal - Vice President, to approve the 5% increase and the 2020 operating budget as presented. Motion carried.

- b. Linda will contact Bob Whitworth to remind him of vacant lot spraying.

Open Session – Lot #127, Mrs. Diaz, was present at the meeting to present her house plans that have been amended according to Architectural request. The ACC has approved the plans and needs the Board to approve a variance for the shiplap accent material to extend below the roofline only on the columns by the front door to meet the brick veneer. The plans will not be approved to go to the city until they provide a fence detail. The ACC also needs a diagram or picture of the proposed view fence with measurements for heights and the colors/materials to be used. A motion was made by Ed Cardinal – Vice President, second by Steve Lewis – Member, to approve the accent material variance. Motion carried.

A motion was made by Ed Cardinal - Vice-President, second by Steve Lewis – Member, to adjourn the meeting at 7:18 pm. Motion carried.

Linda Kellogg
Community Manager