

Pegasus Airpark Homeowners Association
Board of Directors Meeting
Minutes
September 23 2019

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

Directors Absent: None

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

Call to Order: 6:33 pm by Debbie Wagner, President

Quorum: A quorum was established.

Minutes: The minutes for the July 2019 open Board meeting were reviewed. After review, a motion was made by Steve Lewis - Member, second by Ed Cardinal – Vice President, to approve the minutes as submitted. Motion carried.

Financial Review - The July financial statement was reviewed. A motion was made by Debbie Wagner - President, second by Brian Fox - Secretary/Treasurer, to approve the July statement. Motion carried.

Committees:

- a. Architectural Committee – Chris Beginski – Member, stated that he has agreed to take the position of ACC Chairperson at this time. There was general discussion regarding the current submittals, inspections, updates to paperwork and guidelines. Chris indicated that the current turnaround time for submittals is about 45 days. Chris provided the Board with the first draft of the revised ACC guidelines. After review and a couple of amendments, a motion was made by Steve Lewis – Member, second by Debbie Wagner – President, to accept the guidelines as amended. Chris stated that the ACC should be prepared at the October Board of Directors meeting to submit all of the updated documents, plant list calculation, and finalized ACC guidelines.

Ed Cardinal – Vice President, brought up the need to have an outside plan reviewer to look at all of the plans for new building in the community. Chris, Brian and Steve were in agreement. Debbie Wagner - President and Ed Cardinal – Vice President, agreed to look for an independent reviewer and report back to the Board.

- b. Gate Committee – Linda Kellogg reported that she has received about 15 – 20 requests for the months of both August and September so far. All seems to be going fairly smoothly. Steve asked Linda to obtain a list from Park Pro of those names and codes listed to gain entry into the airport section. Linda indicated that the party code is available and for each month will change.

Linda Kellogg, Metro, will get an update on the battery situation.

- c. Social – Bunko was held recently. October 11th will be drinks on the driveway. Hope Kids will be coming up on October 26th. Christmas decorating will begin soon. Ed Cardinal – Vice President, will access the storage unit to obtain decorations.

Old Business: a. – tabled to the end of this meeting.

- b. The Board reviewed the resolution for the construction deposit. After review, a motion was made by Steve Lewis – Member, second by Brian Fox – Secretary/Treasurer, to approve the resolution with a few amendments. Motion carried.
- d. Empire Keypad – Steve Lewis – Member, asked the Board not to install the keypad, as it would require another code to remember and would be hard for the motorcycle riders and bicyclists. The Board agreed not to install the pad for now.
- e. The list of non-routine expenditures was reviewed.

New Business

- a. Violation reporting – tabled to the October meeting
- b. Master binder – Debbie Wagner – President, stated that the Board would be compiling a notebook for all of the Association documents that would be a hard copy. This would assist future Boards in knowing what resolutions or other official decisions had been passed.
- c. Web-site committee – Brian Fox – Secretary/Treasurer, has been maintaining the web site on his own for quite some time. Volunteers are needed to support him and assist with web site updates and changes.
- d. Landscape Committee – Ed Cardinal – Vice President, has been running the landscape committee on his own for some time. Additional members to the committee would be appreciated.
- e. There was general discussion regarding the need for a sticker for vehicle windshields that shows if you are a resident in Pegasus.

Open Session – Lot #118, Darryn Lane, was present at the meeting to request his inspection. The ACC indicated that they do not have his building plans. Darryn will send them.

Lot #163, Darryn Lane, requested a variance for the roof pitch to 4:12. The Architectural Committee recommended approval. A motion was made by Brian Fox – Secretary/Treasurer, second by Debbie Wagner – President, to approve the variance request. Motion carried.

Lot #127, the Diaz, were present at the meeting with the builder, Darryn Lane, to ask questions about the denial. The Board explained that the awnings were denied due to the CC&R's not permitting metal roofing. The exterior finish material was denied for the same reason. The Diaz and their builder indicated that the exterior finish would actually look very good and would not have the appearance of siding. Chris Beginski – Member, suggested that the Diaz and the Board set up a meeting so that the actual products can be looked at and then make a decision on its allowance.

A motion was made by Debbie Wagner - President, second by Ed Cardinal - Vice-President, to adjourn the meeting at 8:33 pm. Motion carried.

Linda Kellogg
Community Manager