

**PEGASUS AIRPARK HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
OPEN SESSION**

DATE: March 9, 2017
TIME: 6:00 P.M.
PLACE: 26505 S. Crismon Road (Hangar 1)
Queen Creek, AZ 85142

I. CALLED TO ORDER: At 7:01 p.m., Bob Blue called the meeting to order.

II. ATTENDANCE:

- A.** Board Members Present:
 - 1. RD Aut, President
 - 2. Bob Blue, Vice President
 - 3. Michael Dunn, Treasurer/Secretary
 - 4. Lisa Spencer, Member
 - 5. Ed Cardinal, Member

- B.** Brown Community Management, Inc.:
 - 1. Kayla Shirley, Community Manager
 - 2. Tim Macica, Senior Vice President

III. BOARD ORGANIZATION

- 1. After the Annual Meeting, a motion was made by RD Aut, seconded by Bob Blue to reside in the following seats for their terms:
 - RD Aut, President
 - Bob Blue, Vice President
 - Michael Dunn, Treasurer/Secretary
 - Lisa Spencer, Member
 - Ed Cardinal, Member

IV. SECRETARY REPORT

- 1. A motion was made by Lisa Spencer, seconded by Bob Blue to approve the February 9, 2017 meeting minutes with the revision of item 3 under Committee Reports to state the following:
 - “3. Gate Committee – Gary Munson provided a report of the vehicle gate activity and that complaints that lot owners and flight members do not have access to both vehicle gates on Elliot and Emperor. A motion was made by RD Aut and seconded by Michael Dunn that HOA lot owners and flight members must have access to both vehicle gates. The motion carried 3-1.”
- The motion carried and Ed Cardinal abstained from the vote.

V. TREASURER REPORT

- 1. Board of Directors reviewed the January financials.

VI. COMMITTEE REPORTS

- 1. Architectural Committee- Jim Wasson has resigned from the Committee. Mike Dunn and Debbie Wagner has volunteered to be on the Committee.

2. Social Committee – “Drinks on the Driveway” is coming this month.
3. Gate Committee – Gary Munson provided a report of the monthly activities of the vehicle gates.

VII. UNFINISHED BUSINESS

1. Gates to Pedestrian/Equestrian Trails – The Board has asked management to ask all the vendors to bid on 3/16th inch thick steel or at least a quarter thick to deter vandalism. Proposals will be on the next agenda.

VIII. NEW BUSINESS

1. Dirt Mounds – With the overwhelming amount of dirt mounds on various empty lots, the Board asked management to have a draft of the Rules and Regs/Architectural Guidelines updated to state that dirt is only allowed on the lot no more than 30 days prior to construction and will need to be smoothed to control the dust.
2. Runway Clearance – After much debate on the runway clearance for new builds per the governing documents, a motion was made by RD Aut, seconded by Mike Dunn to enforce the 7:1 Clearance. The motion carried unanimously.
3. Monument Sign – Lisa Spencer and Ed Cardinal will work together in obtaining proposals for the monument sign on Ellsworth as the original backup tiles do not match with each other, therefore being unable to use.

IX. OPEN FORUM: There were 15 homeowners in attendance.

X. NEXT MEETING: March 11th, 2017 at 6pm located in Hangar 1.

XI. ADJOURNMENT: Lisa Spencer motioned to adjourn at 8:37 pm, seconded by Bob Blue and the meeting was adjourned. The motion carried unanimously.