



*Peacock Gap Homeowners Association*

**Board of Directors Meeting  
February 4, 2026  
Zoom**

Present Larry Andow, Kimberly Arnold, Hiro Dodd, Kerr Fellows, Jessy Hanley, Denise Herman, David Israel, Ken Olshansky, Remy Schuler

Absent Mike Wolpert, Daryoush Davidi, Rosalie Weigle

Guest John Harrison

1. Call to Order

The meeting was called to order by Kimberly Arnold at 6:31pm.

2. Approval of Minutes

Ken Olshansky moved to approve the draft minutes from January 7<sup>th</sup>; the motion was seconded by Larry Andow and unanimously approved.

3. Discussion

i. Updates

- a. Budget/Financials: Larry Andow shared the full monthly report reflecting the end of the fiscal and calendar year through December 31<sup>st</sup>, 2025. PGHOA ended the year with \$24,800 in the bank. This is less than the projected \$27,000 for end of year due to catch up payments to Raynor Landscaping as well as additional reimbursements. The 2026 Budget remains unchanged. Annual Dues invoices were mailed to member households in January with the new option to pay online through the EB Community Payment Portal via the PGHOA website; it is too early to report receipts.
- b. CC&R response 177 San Marino Drive/AirBnB: Kimberly Arnold reported that EB Communities sent finalized letter notifying owners of 177 San Marino Drive of violation of CC&Rs for commercial event rental activity. EB Communities received a response from

Alfonso Cordon, owner, this week that contests the violation of commercial rent activity on this property and requests grandfathering of short-term rentals as granted to another property in the Association, 4 Lagoon Road. The Board discussed the violations, the similarities and real differences between short term rental activity of the two properties, and what would be consistent and acceptable within PGHOA and the city of San Rafael regulations. The Board agreed to send a response reflecting this discussion.

- c. Good of the Order: Jessy Hanley will work with Larry Andow to close the Google account. Jessy Hanley will revise website to hold Board Minutes for the current and past year only; past Minutes will be archived (and available upon request). It was also agreed that more can be done to automate responses to member inquiries via the website that ask for the same information, such as resale documents for homes under contract. Hiro Dodd agreed to ask EB Communities what they need from real estate agents at time of sale.
- d. Meeting Hosts this year: It was agreed to make “meeting host for the next meeting” a regular agenda time where the board will determine the location of the next scheduled meeting, whether at a board member’s home or on Zoom.

ii. Next Meeting

- a. The next regular meeting is scheduled to be held on Wednesday, March 4<sup>th</sup>, 2026, and will be held at David Israel’s home.

4. Adjourn

The meeting adjourned at 8:10pm.