



*Peacock Gap Homeowners Association*

**Board of Directors Meeting  
April 15, 2026  
Larry Andow's home and Zoom**

Present Larry Andow, Kimberly Arnold, Hiro Dodd, Kerr Fellows, Denise Herman, David Israel, Ken Olshansky, Rosalie Weigle

Absent Mike Wolpert, Daryoush Davidi, Jessy Hanley, Remy Schuler

1. Call to Order

The meeting was called to order at 6:39pm.

2. Approval of Minutes

Ken Olshansky moved to approve the draft minutes from March 4th; the motion was seconded by Rosalie Weigle and unanimously approved.

3. Discussion

- a. Need for Updated Resident Contacts List: Kerr Fellows reported that there are currently two members' lists: one a Board-maintained CRM that requests resident-updates via the website and one kept by EB Communities, ostensibly updated at each home sale with change of title. Neither list is currently up-to-date. She requested one Master list that is accurate and in printer-approved format for quarterly newsletter.

Rosalie Weigle reported that she has edited the PGHOA list with the most current resident information, and it was agreed that she would work with Jessy Hanley to update the board-maintained CRM.

The Board discussed the CRM list maintained by EB Communities. It is out of date and it was agreed that EB Communities should maintain an accurate and up-to-date list that reflects current residents' contact information so that the PGHOA no longer relies on volunteer efforts for updating.

- b. EB Communities Service and Performance: Late March, EB Communities sent out a mass mailing to all PGHOA members homes without Board preview or notice that

included errors of HOA assessment structure and payment status, as well as widespread address errors. At the board's request, EB Communities agreed to follow up with a clarification letter. Meanwhile, EB Communities sent out a second email communication from their corporate office with advertisements to PGHOA members, again without Board preview or notice.

The Board discussed the need for Board-approved communications in addition to accurate list management. It was agreed that Larry Andow would set up a meeting with EB Communities and representatives from the Board to clarify.

- c. Ice Cream Social: Kerr Fellows reported that new wrap-style banners advertising Ice Cream Social to be placed at entrances to Peacock Gap from San Pedro Road have been ordered, including room for date changes. Ken Olshansky and Denise Herman volunteered to put them up on or around May 18th before the planned June 7th event.
- d. Welcome Committee: Eighteen cutting boards packed with new welcome committee pamphlets were given out to volunteer board members to distribute to new homeowners.
- e. Archive Records: Kerr Fellows currently holds several banker's boxes filled with archival documents for PGHOA. She recommends organizing and digitizing the contents and then storing it with cloud storage such as Google Drive. She obtained estimates from digitizing services. It was agreed that a small group could review and organize the materials prior to digitizing.

Larry Andow moved to allocate \$750 to digitize two banker's boxes of archival materials. The motion was seconded by Ken Olshansky and unanimously approved.

- f. Budget/Financials: Larry Andow reviewed the February 28th Financial Summary. PGHOA received an additional \$22,148 in dues payments, improving the net cash position to \$52,372. As of February 28th payments were made by 279/427 homeowners. February expenses were \$6,048. The major expenses were EB Communities catching up on 3 months of Raynor Landscaping payments totaling \$4,500 (\$1,500/month) and \$1000 to EB Communities for the 2026 payment mailing.
- g. Four past due homeowner balances: Larry Andow recommended removal of four past due balances from the ledgers for a total balance of \$650. In each case, they are no longer owners and there is low probability of collection. Rosalie Weigle moved to remove these four balances from the ledger; The motion was seconded by Denise Herman and unanimously approved.
- h. Reimbursement for Google Play 2025: Larry Andow requested reimbursement for payments for Google Play in 2025 of less than \$200. Ken Olshansky moved to approve reimbursement to Larry Andow for Google Play in 2025 of \$200 or less. The motion was seconded by David Israel and unanimously approved.

#### 4. Good of the Order

As agreed in March, the May regular meeting will be held at Rosalie Weigle's home and the June regular meeting will be held at Mike Wolpert's home.

#### 5. Adjourn

The meeting was adjourned at 7:43pm.