



Peacock Gap Homeowners Association

Board of Directors Meeting May 6, 2026 Mike Wolpert's House and by phone

Present Mike Wolpert, Larry Andow, Kimberly Arnold, Daryoush Davidi, Hiro Dodd, Kerr Fellows, Jessy Hanley, Denise Herman, David Israel, Ken Olshansky, Remy Schuler, Rosalie Weigle

1. Call to Order

The meeting was called to order at 6:38pm.

2. Approval of Minutes

Larry Andow moved to approve the draft minutes from April 15, 2026; the motion was seconded by David Israel and unanimously approved.

3. Discussion

i. Updates

- a) Financials: Larry Andow reported that with the receipt of additional 2026 dues payments as of March 31st, PGHOA net cash increased by \$4,051, from \$52,372 to \$56,423 and dues have been paid by 304 homeowners. March expenses were just \$603 paid to EB Communities.

Jessy Hanley requested that the board obtains a credit card to pay recurring payments and Larry Andow agreed to ask EB Communities what might be available to HOAs.

b) Dues Delinquencies:

- (1) ***Annual delinquency letters***: Larry Andow requested approval for EB Communities to send out June annual delinquency letters for unpaid dues. The board discussed the need for EB Communities to use an accurate list before sending. Jessy Hanley to update the board CRM from Rosalie Weigle's corrections and Larry Andow agreed to ask EB Communities to update the contact list with accurate contact information and up to date delinquencies. It was agreed that a system is needed for automatic CRM updates.

- (2) ***Accumulative delinquencies:*** The board discussed Imposing liens for delinquent payment. It was noted that Kerr Fellows reported her research on liens to the board by email (March 16) and suggested that since costs are relatively small and recovered at time of sale and administrative burden could be limited to only long-term delinquencies, the board should consider creating a consistent lien administrative system and policy for long-term delinquencies..
- c) Buyer Acknowledgement Letter: Kerr Fellows submitted for review a draft “buyer acknowledgement” cover letter, with intention to be given all new homeowners from EB Communities at time of sale.
- d) Ice Cream Social: Plans were made for the upcoming Ice Cream Social schedule for June 7, 2026.
- e) Historical Documents: Kerr Fellows reported that archive documents were dropped off ARC for digital scanning, will be delivered via FTP and originals will be returned. She agreed to look into cost digitizing very old floppies as well. Jessy Hanley agreed to work with Kerr to use AI to organize documents and make them searchable. Board discussed possibility of paying for a small storage unit to store PGHOA event items as well as archive boxes.
- f) EBMC Management Issues: Larry Andow reported that he and Mike Wolpert met with representatives at EB Communities on April 24th to request PGHOA board approval for all their communications to PGHOA members and that EB Communities maintain an up to date contact list (currently out of date). Andow reports requests were well received.
- g) Board response automation and standardization: The board discussed the need to reduce time spent between meetings responding to inquiries. It was agreed to work to standardize responses for the following:
- (1) ***Realtor inquires:*** It was agreed that Jessy Hanley would update the website to include a clear pathway to identify realtor inquiries and send them to EB Communities.
- (2) ***Member inquiries, including Architectural Review requests:*** It was agreed that for all non-urgent issues, requests will be met with an auto-response message notifying inquirer that response will follow the next scheduled monthly board meeting. It was agreed that the Secretary will collect member inquiries and add them to monthly agendas for board review.
- (3) ***Notice of potential CC&R violation:*** Kerr Fellows submitted a draft template letter for review to be finalized for standardized board email communications to owners with potential violations.
- (4) ***House color pre-approved palette:*** David Israel was nominated and agreed to draft a set of colors that the board can pre-approve for use on all houses in the HOA. To be published on the website, it will be clear that while this set is pre-approved, homeowners can request approval for other paint colors.

h) Member Inquiries/Correspondence:

- (1) **prospective buyer, 120 Fernwood Drive:** HOA President Mike Wolpert spoke to an interested buyer for this property regarding the existing metal fence and rolling gate at the front sidewalk property line. Wolpert explained that this fence was a variance of HOA CC&Rs and City Code granted only to the former wheelchair-bound owner for safety reasons, to expire when that need changed. It was never intended to convey as it violates both HOA CC&Rs and City code. The interested buyer requested an extended variance from the HOA, citing the real estate listing that included the fence and gate as a feature (which has since been adjusted). Wolpert explained that extending the variance was not proper or possible. The potential homeowner said that while he'd consult the City about the variance, he did understand the HOA guidelines and rules.

4. Next Meeting

June 3rd at Mike Wolpert's house.

5. Adjourn

The meeting was adjourned at 8:32pm.