



Peacock Gap Homeowners Association

Board of Directors Meeting June 3, 2026 Hiro Dodd's house

Present Mike Wolpert, Larry Andow, Kimberly Arnold, Daryoush Davidi, Hiro Dodd, Kerr Fellows, Denise Herman, David Israel

Absent Jessy Hanley, Ken Olshansky, Remy Schuler, Rosalie Weigle

1. Call to Order

The Meeting was called to order at 6:40pm.

2. Approval of Minutes

3. Kimberly Arnold moved to approved the draft minutes from May 6, 2026; the motion was seconded by David Israel and unanimously approved.

4. Discussion

i. Updates

- a) Architecture Review Committee realignment: Mike Wolpert gave an update on 120 Fernwood Drive. He summarized his conversations about the non-compliant exterior fence with the potential homeowners, the city and also the seller's agent, who also sits on the PGHOA board and on the Architecture Review Committee.

Wolpert reported that the potential buyers purchased the home with a non-compliant fence. Also, in order to avoid conflicts of interest in the future, any realtor conducting business in the PGHOA membership should not sit on the Architecture Review Committee, and he notified this board member that she will no longer sit on this committee.

The board agreed that the next step is for the city to enforce the non-compliant fence.

- b) Financials: Larry Andow reported that he had not received the April financials from EB Management and was informed that HOA financials are now online. Andow will investigate. He reported that current revenues above \$50,000 are expected to be reduced to about \$40,000 after HOA Director's Insurance bills are paid, which is expected and consistent with prior years. Insurance is budgeted at an annual expense of \$12,000; the first of two bills arrived for almost \$9,000.

Kerr Fellows reported that EB Management has not paid out her outstanding reimbursements amounting to \$3,000; Andow agreed to contact EB Management for payment. The board discussed the need for a credit card and/or opening a PGHOA checking account for PGHOA to pay expenses directly. Andow emphasized that in either case clear guidelines would be necessary.

- c) Dues Delinquencies: The board discussed the need for a systematic approach for member dues delinquencies, including follow-up letters each year for outstanding annual payments and imposing liens on those properties with several years' delinquency. Kerr Fellows suggested a 2026 goal to put a full system in place.

For this year, it was agreed that Larry Andow would direct EB Communities to send out a second invoice to those homes outstanding for this 2026 year only.

Hiro Dodd agreed to check the current list of homes with several years unpaid for last title transfer dates. Kimberly Arnold agreed to draft an email to send to homeowners with over one year unpaid. Hiro Dodd agreed to investigate software that might be available for tracking delinquencies, including adding this ability to the PGHOA CRM.

- d) CRM Update: It was noted that Jessie Hanley had reported by email that the PGHOA list of homeowner contact information has been fully updated.
- e) Member Inquiries/Correspondence: Denise Herman reported that the board received two inquiries from Fergus Henahan at 93 Marino Drive on April 20 and a follow up on June 2nd to ask for help with neighbors whose trees are blocking his view. It was agreed that the CC&Rs give definition for when and how views are considered blocked and direction for homeowners to seek resolution in these matters. Herman agreed to respond back to Henahan.
- f) Community Connection: Kimberly Arnold shared ideas from a conference she attended on community building and connection.
- g) Ice Cream Social: The board discussed set up details for the 6/7 event.
- h) Summer and Fall Newsletter: Kerr Fellows asked for content ideas for the upcoming Summer newsletter and the need to make and publish dates for the 2026 Fall Get Together and the December Annual Meeting.

David Israel moved to set the date for The Fall Get Together on October 10th, 2-5pm; the motion was seconded by Kimberly Arnold and unanimously approved.

The date for the December Annual Meeting was tentatively set for December 12th, to be confirmed next meeting.

5. Adjourn

The meeting was adjourned at 8:54pm.