



Peacock Gap Homeowners Association

Board of Directors Meeting July 1, 2026 Ken Olshansky's house and Zoom

Present Mike Wolpert, Larry Andow, Kimberly Arnold, Kerr Fellows, Denise Herman, David Israel, Ken Olshansky

Absent Daryoush Davidi, Hiro Dodd, Jessy Hanley, Remy Schuler, Rosalie Weigle

Guest Andrea Tsingas, new homeowner (Zoom, first 10 minutes before meeting began)

1. Call to Order

The meeting was called to order at 6:36pm.

Approval of Minutes

Ken Olshansky moved to approved the draft minutes from June 3, 2026; the motion was seconded by Larry Andow and unanimously approved.

2. Discussion

i. Updates

- a) Financials: Larry Andow summarized his unscheduled visit to EB Management because Financials had not been forwarded or reimbursements processed for over two months. He learned there has been staff turnover causing delay, and he received assurance that reimbursements would be processed. He received May/ June Financials and learned that EB Management has a new Accounts Payable system for simpler processing of payables, with a new online portal for member electronic payments. Denise Herman agreed to get that portal information from Andow to Jessy Hanley for the PGHOA website.

Andow reported that the current Balance Sheet shows approximately \$58,000 but does not reflect \$10-12,000 in unpaid bills or reimbursements. Andow expects the current balance to be \$40-\$45,000, which is normal for this time of year.

- b) Dues Delinquencies: Larry Andow reported 96 unpaid member dues delinquencies: 43 unpaid for 2026, 15 unpaid 2025 and 2026 and 36 unpaid for more than two years. Andow has directed EB Management to send out second invoices to those 43 households unpaid in 2026.

Ken Olshansky agreed to lead preparation of a mailing to the remaining members with multiple year dues delinquencies. Updated Property Title status and contact information to reflect list recently prepared by Hiro Dodd. Kimberly Arnold will coordinate messaging with Olshansky.

- c) Architectural Review:

- (1) ***Pre-Approved Color Palette***: David Israel proposed a set of exterior house colors for board pre-approval in order to simplify the architectural review process. It was noted in discussion that this palette does not represent all colors that might be approved for exterior house painting, but just those for which members will not have to seek approval ahead of time.

All other color choices not on this pre-approved list must be submitted to Architectural Review for approval. It was also noted that this pre-approved color palette is not static and can be modified by the board at any time.

Mike Wolpert motioned to approve this color palette for PGHOA pre-approved exterior house colors; the motion was seconded by Ken Olshansky and unanimously approved.

- (2) ***CC&R Violations***: The board discussed enforcement options in cases of noncompliance with CC&Rs such as unapproved exterior paint colors, noncompliant fences or other violations. It was agreed that when a residence is found to be in violation, the board will send a Notice of Violation to the homeowner. Kerr Fellows had drafted a Notice of Violation letter in May and it was agreed that it will be brought to the board at the next meeting for approval.

Following the notice and still found to be in non-compliance, the board will review on a case by case basis for next steps, which could include property enforcement actions outlined in the CC&Rs and filing liens for correction.

- d) 120 Fernwood Fence Violation: Larry Andow reported follow-up meetings with the San Rafael Planning Commission and San Rafael Public Works. It was confirmed that the fence is currently non-compliant on this property. The exterior fence was given a variance temporarily to the former disabled homeowner, but clearly ended when the house was “transferred, sold or disposed of”. Andow asked Public Works to enforce the city violation and was told to make the request to the Planning Department, which he intends to do.
- e) Inquiries Response Spokesperson: Kimberly Arnold proposed that one board member will volunteer each month to field inquiries from members on the website, responding with information requested or a reply indicating the board will consider the matter at the next regularly scheduled board meeting. Arnold volunteered for the next month.

- f) Summer Newsletter: Kerr Fellows had submitted a draft of the newsletter to the board by email and finalizing content was discussed.
- 3. Good of the Order
It was agreed that Architectural Review Committee realignment would be put on the August agenda.

Member Andrea Tsingas' request submitted June 17th for Architectural Review approval of interior renovations was approved.
- 4. Adjourn

The meeting was adjourned at 8:54pm.