



Peacock Gap Homeowners Association

Board of Directors Meeting August 5, 2026 Larry Andow's house

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

Absent Daryoush Davidi, Jessy Hanley, Ken Olshansky, Rosalie Weigle

1. Call to Order

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

2. Approval of Minutes

David Israel moved to approved the draft minutes from July 1, 2026; the motion was seconded by Larry Andow and unanimously approved.

3. Discussion

i. Updates

a) Architecture Review. It was agreed that the board needs a sustainable process for upholding architectural guidelines as set forth in the PGHOA Covenants, Conditions and Restrictions (CC&Rs). Volunteers agreed to sit on a new Architecture Review Committee and will bring to the board recommendations for process and policy for approval. Committee members will include: David Israel, Kimberly Arnold, Denise Herman and Ken Olshansky.

b) Financials. Larry Andow reported the PGHOA cash balance as of June 30th was \$56,764. Expenses of \$4,200 were paid: Raynor Landscaping (\$3000 for two months), EB Communities (\$550 monthly accounting charges), one part of annual insurance (\$370) and reimbursements (\$300). Andow expects cash balance to fall closer to \$40,000 after insurance payments are made.

Annual Dues Delinquencies. Andow reported that as of June 30th, we received full dues from 79% of the total 427 homeowners. He has authorized EB Communities to send out second invoices to those homeowners delinquent for one year or less.

It was noted that contact information for properties delinquent for more than two years has been updated (by Hiro Dodd, Larry Andow and Kerr Fellows), and that Ken Olshansky and Kimberly Andow are creating those invoice mailings.

c) Current CC&R Violations

(1) **120 Fernwood.** Mike Wolpert reported that he sent an email on July 29th to the new homeowner, Lincoln Bloomfield Jr., confirming their prior conversations that the exterior fence on this home recently purchased is in violation of PGHOA CC&R's and requesting removal of the fence. Bloomfield responded on August 2nd by email without reference to the fence. Mike Wolpert sent a copy of his letter by registered mail.

(2) **7 Riviera Place.** Neighbors reported that eleven tall palm trees were recently planted in this front yard, and raised concerns about aesthetics, potential danger and maintenance. It was noted that the homeowner did not seek approval from Architecture Review as required. It was agreed this matter will be addressed by the Architecture Review process.

(3) **Other nonconforming violations in neighborhood.** It was agreed that once the board adopts a sustainable process, letters will be sent and responses will be tracked accordingly. Meanwhile, Kimberly Arnold will draft letters for current vehicle parking violations.

d) Fall Newsletter. Kerr Fellows requested content ideas for the fall newsletter

e) Inquiries Response. Following Kimberly Arnold's proposal and trial run in July to assign one board member each month to respond to all member inquiries, the board agreed to continue with this process and eventually create a 12-month calendar of board member responders. Currently, technical issues seem to obstruct delivery of inquiries from the web to some board members, and everyone will need clarity and templates for types of responses. Kerr Fellows volunteered to field member inquiries for August.

f) Good of the Order

It was confirmed by those attending that all Welcome Committee cutting boards had been distributed to new homeowners as of Winter,. Kerr reported that she is tracking new home sales and managing board inventory for the next delivery.

The next board meeting will be September 2nd.

4. **Adjourn**

The meeting was adjourned at 8:42pm.