



## *Peacock Gap Homeowners Association*

### **BOARD OF DIRECTORS MEETING**

**April 6, 2022**

*(Via Zoom)*

Present: Mike Wolpert, Larry Andow, Kimberly Arnold, Daryoush Davidi (part-time), Kerr Fellows, John Harrison, Remy Schuler, Rosalie Weigle

Absent: Catherine Newhall

#### Call to Order

Mike Wolpert called the meeting to order at 6:35 pm.

#### Approval of Minutes

After discussion and clarification of paragraph g, the draft March 2, 2022 minutes were unanimously approved on a motion by Kimberly Arnold seconded by Larry Andow.

#### Discussion

##### i. Updates

- a) BBQ: Daryoush called in from his family vacation in the desert to report that Capt. Williams of the SFRD Station 55, confirmed their participation in our planned May 21, 2022 neighborhood BBQ in the Riviera Park cul-de-sac, providing fire engines for the event.
- b) Peacock Gap CARES: Kimberly reported that the Committee prepared a 1/2-page card for POD leaders to hand out to their POD members to collect and/or update contact and other information for the emergency preparedness database. (Unfortunately, Carolyn Porter said she would not be able to set up the CRM using *Personify* software; Mike said he will contact another person he has worked with who might be able to do this.) She emailed the proposed wording to Board members just before tonight's meeting. Upon the Board's go-ahead, she will have the cards printed at Fourth Street Press. She also reported that Committee member Bonnie Harrison (John's wife) has completed making 75 hand-crafted

Peacock Gap C.A.R.E.S. welcome cards to send to POD leaders with the accompanying member packets once they are ready to be distributed. The rollout should begin in early May. An article in the upcoming newsletter will solicit interest in prospective POD leadership. Kimberly plans to meet with a San Marino Drive women's group on May 2 to provide information and recruit support for C.A.R.E.S. and also plans to set up a table at the BBQ event on May 21 to provide information handouts and sign up interested POD leaders.

- c) Welcome Committee general update: Rosalie announced that Lois Anderson has rejoined the Welcome Committee. Rosalie just received the list of 2021 PGHOA home buyers from EBMC and will work with Kerr Fellows to order engraved cutting board gifts for these new arrivals.
- d) Welcome Committee Gifts: Kerr reported that she had recently distributed ten welcome gifts (engraved cutting boards) along with a letter introducing the new residents to useful information about the HOA and Peacock Gap neighborhood. She was well received, and the new homeowners were very appreciative of the welcome gift and information about the area. She said she planned to order up to another 15 cutting boards for the 2021 crop of new homeowners, which the Board approved.
- e) Financials: Larry reported there was \$138k in the bank as of the end of February, which will grow as the 2022 dues are received. Larry proposed cleaning up several small and/or non-recoverable account receivables and payables with EBMC as approved by the Board. He will remind EBMC that they still need to write and send checks to Board members who requested reimbursement for recent approved expenditures. Larry also said we still have \$2,000 in the bank, including \$1,000 from the Ridge HOA, that is earmarked for the 4 Via Montebello bollards. Mike will follow up with Henry Warren on how to transfer this money to the City as the local matching share, and work with the City to complete this project.
- f) Library and Recreation / Bushey meetings: Larry reported on a meeting he attended sponsored by the Library and Recreation Department (formerly Parks & Rec.) director (Susan Andrade-Wax) on March 30 to hear about the City's priorities for San Rafael park improvements. He said Susan wanted to hear from local residents through an on-line survey, which Larry has forwarded a link to Board members. She said that based largely on the results of the survey, the City plans to schedule park improvements, including both Peacock and Riviera Parks, based primarily on the survey responses within available funding. She said the money for these improvements would come mainly from Prop A, which is on the June ballot, so it behooves us to encourage people to vote Yes on Prop A, and encourage Peacock Gap residents to make their park improvement interests known through the survey. After the meeting, Larry also spoke with

District 3 Councilperson Maribeth Bushey, who lives on Riviera Drive. (Larry and his wife have known Maribeth for years as their children grew up together.) Maribeth has scheduled a Zoom meeting on April 27 from 5:30 - 6:30 pm at Peacock Park to hear from the neighborhood about their ideas for both Peacock and Riviera Park improvements and priorities.

g) Newsletter: Mike reiterated his goal to send out quarterly newsletters this year, the first one by the end of this month. He reiterated a number of topics he plans to include:

- Peacock Gap CARES/emergency preparedness update
- Image of SRFD Station 55 thank you card
- Next Neighborhood BBQ (May 21) with SRFD Station 55 attendees
- City Parks on-line survey
- Medians renewal this year
- Website promo (?)
- Bollards on San Marino (?)
- Architectural guidelines and housekeeping reminders (e.g. to keep garbage cans out of sight and the 72-hour on-street parking limit)
- Welcome gift program
- Marin County PSP Road restriping program update<sup>1</sup>

Mike will start gathering input for the newsletter this week and has acquired new aerial photography for this next edition.

h) Website: Remy has been updating the PGHOA Website. She plans to post a notice of the May 21 BBQ, an update on the status of the PSP Road Pilot project, and provide a link to the on-line City Parks survey, encouraging PGHOA members to participate and provide their input on needed improvements to both Peacock and Riviera Parks.

i) Architectural Review: Rosalie said the 23 Peacock Drive homeowner contacted her offering to help pay for the olive tree that she accidentally backed into and knocked over in the median of Peacock Drive. The tree stump has been removed but a replacement has not yet been planted. This needs to be coordinated with the median plant renewal project later this year.

j) Medians: Mike announced that Terry Anderson will be taking over the lead from Henry Warren on our planned renewal of the medians. Rosalie asked what had happened to the median upgrade plans that she had a landscape architect prepare three years ago, but had never been imple-

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<sup>1</sup> Just as the meeting ended we learned that the County's PSPR Pilot Restriping Project has been suspended in response to the overwhelming negative comments from the community.

mented following her accidental fall and serious injuries; Mike said he would follow up with Terry and make sure these plans would be found and referenced in preparing the updated plans.

- k) PSPR Restripe: John reported on the March 30 informational meeting held by the City and County that he attended remotely. As we learned when our Board meeting ended, the County has now suspended this pilot project to reconsider how to proceed in light of the overwhelming opposition voiced by the RSP Road neighborhoods that might be affected by this project. The HOA Board has not taken a position on the proposal but welcomes the County's decision not to move forward with it at this time. We will continue to monitor what the next steps are as they become known.
  
- l) Emergency Prep. Update: Larry reminded the Board about the upcoming San Pedro Road Coalition CERT Committee-sponsored training classes that are scheduled to start April 26 (for four successive Tuesday nights and the following Saturday) at St, Lukes church. We also discussed another upcoming "One Hour to Get Ready" presentation by SRFD, which Mike said he would video-record and post on the HOA Website.

The next meeting will be on Wednesday, **April 4, 2022** at 6:30 pm at a location to be announced (possibly at Larry's newly remodeled house, which he offered to host) and via Zoom.

The meeting adjourned at 7:52 p.m.