



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

February 2, 2022

(Via Zoom)

Present: Mike Wolpert, Larry Andow, Kimberly Arnold, Daryoush Davidi, John Harrison, Remy Schuler, Rosalie Weigle

Absent: Kerr Fellows, Catherine Newhall

Call to Order

Mike Wolpert called the meeting to order at 6:37 pm.

Approval of Minutes

The draft January 12, 2022 minutes were discussed. After fixing a typo, they were unanimously approved on a motion by Mike Wolpert, seconded by Rosalie Weigle.

Discussion

i. Updates

- a) Budget & Financials: Last week Larry provided the final approved 2022 Budget to EBMC to be sent to PGHOA members with this year's dues notice. Rosalie offered to work with Larry on cleaning up the list of delinquent dues payments. She suggested that PGHOA engage a 3rd party to follow-up with bill collection after reminder notices have been sent to overdue members.
- b) Peacock Gap CARES: Kimberly has been working with Carolyn Porter to set up a CRM system, incorporating all the emergency preparedness POD data into an electronic format for easy reference and communication. She projects this work can be completed in the next four months. Larry said he would contact Barbara Key at EBMC to get a current list of PGHOA homeowners to update his POD database and will then turn that data over to Kimberly to incorporate in the CRM. Kimberly also reported that the CARES Committee has drafted a script that can be used in con-

tacting prospective POD leaders. A new member of the Committee, Bonnie Harrison, has created a sample “Welcome to Peacock CARES” card with a stylized Peacock on the front, which will be replicated to prepare about 75 cards, one for each POD leader, to transmit emergency preparedness needs and contact information for each member of a POD. When these are ready to be rolled out, Kimberly suggested holding a special Zoom meeting to kickoff the neighborhood-wide program, hopefully by late spring or early summer 2022.

- c) Newsletter: Mike said he was aiming to produce and send out four newsletters this year, the first one by the end of March. We discussed a number of topics for the first letter, including a focus on architectural review, emergency preparedness (led by the CARES Committee), plans for the median rejuvenation, and an announcement of the next neighborhood block party/BBQ.
- d) Website: Remy reported that she has started work on updating the PGHOA Website. She will coordinate with Kimberly and Carolyn Porter on the CRM development and some emergency preparedness videos to be linked to the Website.
- e) Block Party/BBQ: We discussed several possible dates this spring for our next neighborhood BBQ event in the Riviera Drive cul-de-sac, like last year’s successful event in August. We settled on May 21, 2022. Daryoush will contact Capt. Williams of SRFD Station 55 to see if that date would work for them to participate. Remy suggested that the HOA purchase a one-day-event insurance policy, as we did for the “Movies in the Park” event last summer. Larry will look into this. Remy will get in touch with the new Libraries and Recreation Department manager at the City to alert her of our plans.
- f) More Fire Department Love: Daryoush showed us the SRFD Station 55 thank you card that Capt. Williams had delivered to him, signed by all the firefighters, expressing their appreciation for the holiday gifts provided by the PGHOA (BBQ smoker, chips, and \$30 Andy’s gift cards for each Sta. 55 member.) They have offered to participate in our next Block Party/BBQ event.
- g) Architectural Review: We welcomed Rosalie back. No report this month.
- h) Welcome Committee: Mike reiterated our plan that Kerr has been working on to recognize Terry Anderson’s nine years as Board Chair, by purchasing and giving him a Peacock Gap inscribed cutting board, as well as some wine and cheese.

- i) Medians / PSPR Re-stripe: Mike will work with Henry Warren to get the ball rolling on this long-delayed initiative. John will call Henry to offer assistance with preparing an RFP for a new maintenance contractor. The names of two PGHOA residents who have offered to be of assistance in the plant selection were provided to Mike.
- j) Emergency Prep. Update: Larry announced that in conjunction with the San Pedro Road Coalition, CERT training and “One hour to get ready” training classes were being scheduled for this spring.

ii. Other Items

- a) Daryoush said he plans to start talking with the City about installing flashing crossing lights on Point San Pedro Road at Knight, Peacock and Riviera Drives.

The next meeting will be on Wednesday, **March 2, 2022** at 6:30 pm via Zoom.

The meeting adjourned at 7:36 p.m.