



*Peacock Gap Homeowners Association*

**BOARD OF DIRECTORS MEETING**

**August 3, 2022**

*(443 Riviera Drive and Via Zoom)*

Present: Mike Wolpert, Larry Andow, Kimberly Arnold, Kerr Fellows, John Harrison, Rosalie Weigle

Absent: Daryoush Davidi, Catherine Newhall, Remy Schuler

Call to Order

Mike Wolpert called the meeting to order at 6:47 pm and thanked Larry Andow for hosting the meeting outdoors at his house.

Approval of Minutes

The draft July 6, 2022 minutes were unanimously approved without changes on a motion by Larry Andow, seconded by Kimberly.

Discussion

i. Updates

- a) Security Update / Review: Following up on the recent break-in reported on San Marino Drive, the Board discussed the HOA's role in neighborhood security, which is primarily to provide information on best practices and provide tips on home security. We discussed featuring an article on security tips in our next newsletter and clarifying the Board's limited role.
- b) Median Designs: Mike distributed a handout from Terry Anderson prepared by Michael Alvarado offering proposed Peacock Gap median planting concepts that we discussed. We agreed that our focus should be on introducing succulents as replacement median plantings. Kimberly showed us a beautiful example of a succulents garden in a San Marino Drive neighbor's backyard. She will follow up with her on how she went about designing her garden.

- c) Architectural Review: Procedures & Enforcement: Kerr and Rosalie discussed developing a one-page form / checklist for handling architectural review issues, including neighbor-neighbor disputes over views, fences, additions. etc., to help facilitate better neighbor-neighbor communication. It was agreed this would come from the Board and be distributed in the next 30 days by letterhead from EBMC.
- d) Newsletter: As previously discussed, the next quarterly HOA newsletter will focus on architectural review issues, possibly introducing the proposed new form/checklist discussed above, and also include home security tips. Mike will start working on a draft this month.
- e) Architectural Review — Outstanding Items: We discussed how to handle tree cutting issues involving maintaining primary views. Mike continues to follow up on the issue with two San Marino neighbors to help resolve their dispute.
- f) CARES Committee: Kimberly brought copies of the packet of information for use in signing up new Pod members and Pod Leaders (brochures and Pod Information cards). She asked Larry to get her additional SRFD “One-hour to Get Ready” flyers. She will distribute additional copies as needed to other Board Members of any of the materials as needed to help recruit new Pod Leaders and members.
- g) Financials: Larry said there was \$162K in the bank as of the end of June; he is still looking into possibly purchasing CDs or Money Market funds to help earn more interest on the balance. He said EBMC had sent out a second notice (reminder) to delinquent 2022 members in July.

Our next Board Meeting is scheduled for **September 7, 2022**, hosted by Daryoush Davidi at his house at 14 Riviera Manor at 6:30 p.m. A Zoom link will also be provided for those Members unable to attend in person.

The meeting adjourned at 8:00 pm.