



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

November 2, 2022

(Via Zoom)

Present: Mike Wolpert, Larry Andow, Kimberly Arnold, Daryoush Davidi, Kerr Fellows, John Harrison, Remy Schuler

Absent: Catherine Newhall, Rosalie Weigle

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

Approval of Minutes

The draft October 5, 2022 minutes were unanimously approved on a motion by Mike Wolpert, seconded by Larry Andow.

Discussion

i. Updates

- a) Open Time 6:30 - 6:45 Neighbor Input: Requested but no one called in.
- b) Annual Meeting / Golf Club or Zoom?: The Board member consensus was that the annual meeting should be held in person this year with a Zoom link for those wishing to attend remotely. While Rosalie had contacted the Golf Club last month and thought she had reserved a room for the morning on Saturday, December 10, when Mike checked on the arrangements earlier this week, he was informed that the reservation was not confirmed. Tomorrow Mike will call the Golf Club back and confirm the room, date, time and breakfast order and let us know what the final confirmed arrangements are.
- c) Medians: Following the meeting Terry Anderson, Rosalie Weigle and Mike Wolpert had last month in the field with Michael Alvarado, Terry received a formal cost proposal from MHA Creative Landscapes, Inc. (designer) and Rayner Landscaping (contractor). While the proposed total cost of \$142,900 is substantially above the HOA's original estimate, Mike said that he and Terry both had confidence in the designer and contractor and wanted to proceed with contracting with them for this work. Mike said that both he and Terry would talk with Michael about ways of reducing the cost, and still achieve the desired outcome. One of the biggest cost items is soil remediation, which is sorely needed before replanting with drought-tolerant species. After a lengthy discussion of the proposal and the budget, John Harrison offered the following Motion: "To authorize Mike and Terry to negotiate with MHA/

Rayner, and if satisfied with the outcome of the negotiations to award a resulting contract to them for not to exceed \$140,000.” Larry seconded the Motion. Discussion focused on the fact that the cost would be split between two HOA budget years — with most likely not more than \$80k to be spent in 2022 and the balance in 2023. The HOA currently has \$164k in that bank and notices for next year’s dues will be sent out in early 2023, raising an estimated additional \$52k. It is anticipated that the annual landscaping maintenance cost could also be substantially reduced as a result of this large capital outlay, helping to offset its higher than anticipated cost. (The general consensus was that the HOA can afford this higher amount and has been saving for this project for the past several years and now is the time to proceed.) The Motion passed with six “yeas” and one “nay”.

- d) Architectural Review: There was only one new issue to discuss — to look into why 51 McNear has had some of its windows boarded-up for some time. Larry and Kerr will look into this. There was a building permit issued in 2018 and a porta-potty was on site until very recently, but it’s unclear what going on at that property.
- e) Newsletter: Mike sent out a draft newsletter and asked for review comments; he expects to send it to the printer by Friday and have EBMC mail it early next week.
- f) CARES Committee: Kimberly and Daryoush reported on recent progress in recruiting Pod leaders. John asked Remy to check with Lloyd Kurzweil, her next-door neighbor, about how he’s progressing with signing up Pod members. Daryoush will look into what Fire Station 55 might need for their new firehouse in anticipation of our annual yearend gift to them.
- g) Welcome Committee: Kerr said she was reviewing the list of recent new PGHOA homeowners before ordering the next batch of engraved cutting boards.
- h) Budget & Financials: Larry said in light of the adopted Medians Project motion, he would need to revise his draft Annual Budget proposal. He said there was \$164K in the bank as of the end of September. Larry will give EBMC a heads up about the pending large medians cost outlay to make sure we can promptly pay for this work.

The next Board Meeting is scheduled for **Wednesday, December 7, 2022**, at 6:30 p.m. The meeting adjourned at 8:10 pm.