



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

October 5, 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 6:37 pm and thanked Larry Andow for hosting tonight's meeting.

Approval of Minutes

The draft September 7, 2022 minutes were discussed. After making a couple of edits the revised minutes were unanimously approved on a motion by Mike Wolpert seconded by Kimberly Arnold.

Discussion

i. Updates

- a) Architectural Review Procedures & Enforcement: Kerr showed us the one-page form / checklist she had prepared for handling architectural review issues that will be posted on the Website and included in the next newsletter. She will work with Mike on this.
- b) Architectural Review: There are no new issues to discuss. Mike continues to follow up on a view maintenance dispute between two San Marino neighbors. We discussed the CC&R language on the use of mediation to resolve such disputes. Compliance with front fence height and location criteria will be a focus of the upcoming newsletter article.
- c) CC&Rs Review and Update: Rosalie will contact the lawyer who prepared the proposed update that failed to pass five years ago to start the process of preparing the new CC&Rs that will need to be in place by 2026. This will be discussed further at our next meeting.
- d) 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). Larry reported on the progress he and Daryoush have made in signing up members in their neighborhood. John reported on the status of his and Bonnie's efforts to sign up new Pod leaders. The effort will continue.

- e) Financials: Larry said there was \$164K in the bank as of the end of August.
- f) Median Designs: Terry Anderson, Rosalie Weigle and Mike Wolpert met with Michael Alvarado, the designer Terry has been working with and got a very good feel for his vision. Mike felt that he had the flexibility, expertise, vision and motivation to help us get this job done from concept to completion. Rosalie made some color-pop suggestions that can be easily integrated and we will likely adjust a few plant choices before the final, but it is excellent progress. They asked Michael to proceed with a formal proposal from his firm and the contractor he is quite comfortable with and highly recommends for the job. The very best time to do the work is now — late October into November (giving the potential rainy season to help the plants settle in). Mike expects to have some final numbers to share soon. To streamline the process, if we decide to move forward, Terry will be the voice of the HOA for the project, so we have a firm handle on what's going on.

ii. Other Items

- a) Annual Meeting: Larry Andow raised the issue of scheduling the PGHOA Annual Meeting. After discussion, we agreed on a hybrid meeting to be held in-person and on Zoom in the Club Room of the Peacock Gap Golf Club on Saturday, December 3 or 10, 2022, depending on the availability of the room at the Golf Club. Rosalie will call to make the reservation and negotiate the price including breakfast. John will call Catherine Newhall to confirm the CC&R requirements for announcing the meeting and Board member nominations for next year and forward this information to Mike.

The next Board Meeting is scheduled for **Wednesday, November 2, 2022**, at 6:30 p.m.
The meeting adjourned at 8:06 pm.