



## Peacock Gap Homeowners Association

### BOARD OF DIRECTORS MEETING

July 6, 2022

*(Via Zoom)*

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

Absent: Rosalie Weigle

Guest: Veronique Raskin

#### Call to Order

Mike Wolpert called the meeting to order at 6:33 pm.

#### Approval of Minutes

With one minor correction, the draft June 1, 2022 minutes were unanimously approved on a motion by Mike Wolpert seconded by Larry Andow.

#### Guest Comments

At her request, a San Marino Drive resident, Veronique Raskin, was invited to join our meeting for ten minutes at the outset to voice her concern for the high wildfire-hazard risk in our neighborhood. Mike Wolpert responded to her concerns with a listing of the HOA's emergency preparedness communications through newsletters, distributing wildfire evacuation checklists, support of fire safety workshops, Fire Safe Marin fire-smart yards information, "Get ready" and CERT training, chipper and brush-pull days, and setting up our CARES Committee's emergency communications "Pods" network. Veronique thanked us for the opportunity to discuss this important topic, which the PGHOA has been actively focused on.

#### Discussion

##### i. Updates

- a) Medians/PSPR Entrances & Water Restrictions: Mike discussed conversations he has had with Terry Anderson and Henry Warren about PGHOA's response to poten-

tial drought-related water restrictions this summer that could affect vegetation in the nine median strips, Riviera Park, and the grass lawn areas at the four Peacock Gap PSPR entrances. (Except for the nine medians, watering of these other areas has been a City responsibility.) Terry and Henry have been exploring options for buying recycled water from sources at the Civic Center or the Peacock Gap Golf Club, ways of transporting it, costs, etc. The Board's consensus was to let the lawn areas go unwatered, and do only what would be minimally required to make sure the median olive trees were maintained and start replacing dead (or missing) non-drought-tolerant plants in the medians with zero-scape or drought tolerant succulents/yucca-type plants. John suggested coordinating with adjacent HOAs to explore cost-sharing opportunities for transport and application of recycled water.

- b) Architectural Review: Procedures & Enforcement: Mike discussed the construction underway at 324 Riviera of a garage and ADU that was permitted by the City in January 2022 but not reviewed or approved by the HOA. A neighbor at 7 Riviera Place just down the hill from this site had inquired about the project which had not been discussed with them. Mike and Rosalie will look into this and followup further. Kerr Fellows expressed her interest in developing better documentation for handling architectural review issues, including neighbor-neighbor disputes over views, fences, additions. etc. She will work with Rosalie to prepare some forms and/or checklists that could be used to help resolve such concerns and help facilitate better neighbor-neighbor communication.
- c) Newsletter: Mike suggested devoting the next quarterly HOA newsletter primarily to architectural review issues and possibly introducing the proposed new form/checklist discussed above to help improve neighbor-neighbor communications. We will discuss further at the next meeting.
- d) CARES Committee: Kimberly discussed the new master list of PGHOA homeowners with names, addresses, phone numbers, email addresses, and Pod membership information that she had sent out to Board Members before tonight's meeting. It includes an editable version for corrections / new information to be entered by anyone with access to the file, but with the proviso that edits will need to be entered in blue ink and the protected master list would then be subsequently revised only by Kimberly or others with administrative rights. We then discussed the other information for use in signing up new Pod members and Pod Leaders (brochures and Pod Information cards) that Kimberly has; she will distribute additional copies as needed to other Board Members (designated "Street Leaders") as they may need to help recruit new Pod Leaders and members. She also reviewed / discussed street assignments with the "Street Leaders". She also encouraged all Board Members to have their "Go Bags" prepared and ready to use in case of a mandatory evacuation.
- e) San Rafael Movie Night: Catherine Newhall provided a link to the City's on-line Recreation Department Activities Guide that announces a "Movies in the Park" showing of Sing2 on Friday night, August 26, 2022, in Peacock Park. The PGHOA will help advertise this event using our A-frame signs in advance of that showing.

- f) Welcome committee: Kerr requested Board authorization to procure additional cutting boards for new residents, which was approved. John Harrison suggested creating a separate welcome kit for new PGHOA renters — not as expensive as the new owners package (Mike suggested including a Peacock Gap tee-shirt as one possibility), and including a FAQ packet and information on the CARES Pods network.
- g) Financials: Larry said there was \$172K in the bank as of the end of May; he is still looking into possibly purchasing CDs or Money Market funds to help earn more interest on the balance. After discussing whether to charge delinquent dues payers a penalty fee, the Board agreed not to assess a fee at this time. Larry will instruct EBMC to send out a second notice (reminder) to delinquent 2022 members this month. Kerr asked Larry to look into possibly getting an PGHOA credit or debit card for out-of-pocket small purchases since it takes EBMC so long to provide reimbursement checks. Larry will discuss this with EBMC.
- h) Website / A-frames: Larry said he has the A-frames. Remy will proceed to have the next “Chipper Day” and “Movie Night in the Park” signs printed up for use this summer. Remy asked for input / suggestions from Board Members on Website content.

We discussed holding the next Board Meeting in person outside. There was a general consensus that we should start to meet again in person, but with a Zoom option for those unavailable to attend in person. Larry offered to host it. Mike will make the decision and arrangements prior to our next meeting on **August 3, 2022**.

The meeting adjourned at 8:30 pm.