



*Peacock Gap Homeowners Association*

**BOARD OF DIRECTORS MEETING**

**January 4, 2023**

*(Via Zoom, on-line meeting)*

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

Absent: Catherine Newhall, Rosalie Weigle

1. Call to Order and Introductions

The meeting was called to order by President Mike Wolpert at 6:35 p.m. Mike welcomed reelected Board members Larry Andow, Kerr Fellows, John Harrison, and Remy Schuler and new Board member Jessy Hanley. Each member introduced his/herself for Jessy's benefit.

2. Approval of Minutes

Mike Wolpert moved to accept the draft minutes December 7, 2022 as corrected and the draft December 10, 2022 minutes without changes; the motion was seconded by Larry Andow and unanimously approved.

3. Discussion

i. Updates

- a) Budget: Larry Andow presented the PGHOA 2023 Proposed Budget v.5.0 dated 01/04/2023 and answered questions. After discussion Daryoush moved to approve the budget as prepared. John Harrison seconded the motion. The motion was approved with one abstention. Larry will forward it to EBMC for inclusion with the dues notices.
- b) Medians Update: Mike reported that he expects the median rehabilitation contract to be awarded and signed next week and the work to be completed within about a month.
- c) Architectural Review: We discussed a proposed ADU to be built at 55A McNear Drive. There were some questions raised about the proposed 4'-1" side setback shown on the plans and whether it would be possible to increase this setback by a foot or two. The property abuts Rosalie Wiegel's driveway and the Board suggested Rosalie discuss this with the homeowners.

- d) Security: Daryoush discussed the City's announced plans to install license-plate reading cameras at key travel routes in 2023 to be monitored by SRPD. Daryoush will follow up with the Marybeth Bushey to lobby for including eastbound PSPR at about Main Drive is one of the City's camera sites that would serve to protect both the Glenwood and Peacock Gap communities.
- e) Newsletter/Website: Working with Larry Andow and Kimberly Arnold new Board member Jessy Hanley will help update the PGHOA website and improve our electronic communication capabilities. The next newsletter is planned for the end of February, highlighting the medians renewal, soliciting PGHOA member email addresses, and announcing the planned BBQ on May 20.
- f) CARES Update: Kimberly will work with Jessy Hanley to create a CRM and more complete email lists for use by the CARES Committee. Kimberly reported on a new Pod leader who recruited 10 members and will be hosting a party to introduce the members to each other.
- g) Welcome Committee: Kerr will be ordering another batch of cutting board welcome gifts. Daryoush reported purchasing Andy's gift cards for SRFD Station 55 firefighters in December.
- h) BBQ: The Board agreed to schedule the spring 2023 PGHOA BBQ on Saturday, May 20 from 4:00 - 7:00 p.m. We discussed having it catered this year and adding more family-oriented attractions. We also agreed better publicity is needed to increase attendance.

4. Next meeting

The next regular meeting is scheduled for Wednesday, **February 1, 2023** at 6:30 pm via Zoom. John Harrison will send out a meeting reminder the week before.

5. Adjourn

The on-line meeting adjourned at 8:05 p.m.