



*Peacock Gap Homeowners Association*

**BOARD OF DIRECTORS MEETING**

**June 5, 2024**

*(at Ken Olshansky's house and via phone)*

Present: Mike Wolpert, Larry Andow, Kimberly Arnold, Daryoush Davidi, Hiro Dodd, Kerr Fellows, Jessy Hanley, John Harrison, Pam Olivier, Ken Olshansky, Remy Schuler, Rosalie Weigle

1. Call to Order

The meeting was called to order by President Mike Wolpert at 6:34 p.m.

2. Open Time for Member Input

Mr. Mark Allen, 4 Lagoon Road, had requested an opportunity to meet with the Board; however, instead of attending, he sent a list of talking points on an issue of concern that was discussed in Executive Session at the conclusion of the meeting.

3. Approval of Minutes

Ken Olshansky moved to accept the May 1, 2024 revised draft minutes; the motion was seconded by Larry Andow and unanimously approved.

4. Discussion

i. Updates

- a) Peacock Park Ice Cream Social and "pop-up" Event: We discussed the logistics for the upcoming "ice cream social" event at Peacock Gap Park that is now set for **Saturday, June 22 from 1:00 to 3:00 pm**. A-frame notices have been printed and a "save-the-date" email and website notice posted. (The City has also been advertising this event; Mike will contact the City, to ask them to clarify their ads -- the HOA is hosting and paying for the ice cream, not the City.) Larry has purchased one-day insurance. Mike distributed a draft newsletter that will be sent out to all members next week. Jessy has ordered PGHOA merch. that will be used in a raffle. Mike will bring a table, tent, and an ice cooler; Hiro will provide bottled water. Board members who are able to attend will arrive by 12:30 to set up.

- b) CC&R Marketing: We discussed a list of talking points and schedule for rollout of the new CC&Rs in a spreadsheet Jessy posted online. These talking points will continue to be refined as Board Members weigh in.
- c) CC&R Voting -- Mechanism and Timeline: Jessy has been talking with eBallot about having them administer the voting process; Rosalie will follow up with our lawyers to have them review the process and make sure it complies with all current State and Local requirements for non-Sterling Davis HOAs. Jessy proposed an overall timeline to have a contract signed with eBallot by the time of PGHOA's Annual Party in October, announcement of the CC&R process at the Annual Meeting in December, CC&R education phase in January, content phase in February, ballot mail-out, voting and door-knocking in March, with voting completed by April 1.
- d) Financials: Larry Andow distributed copies of the April 2024 Balance Sheet showing current cash of over \$60,000. Larry suggested waiting until after the Ice Cream Social to follow up with delinquent dues payment.
- e) Security: Daryoush updated us on security camera discussions with SRPD and the County.

5. Next meeting

The next regular meeting is Wednesday, **July 10, 2024** at 6:30 pm.

6. Adjourn

The regular meeting adjourned at 7:52 p.m. followed by an Executive Session to discuss Mark Allen's talking points.