



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

March 6, 2024

(at Mike Wolpert's house and via phone)

Present: Mike Wolpert, Larry Andow, Kimberly Arnold, Hiro Dodd, Kerr Fellows, John Harrison, Ken Olshansky, Remy Schuler

Absent: Daryoush Davidi, Jessy Hanley, Pam Olivier, Rosalie Weigle

1. Call to Order

The meeting was called to order by President Mike Wolpert at 6:32 p.m.

2. Approval of Minutes

Ken Olshansky moved to accept the February 7, 2024 draft minutes; the motion was seconded by Mike Wolpert and unanimously approved.

3. Discussion

i. Updates

- a) 2024 Budget/Financials: Larry Andow distributed copies of the 2024 Approved Budget, showing 2023 12-month actual income and expenses, and the December 2023 Balance Sheet, showing yearend cash of close to \$24, 000 as Larry had projected. Financials from January were not distributed because of his concerns with the Management Company's invoicing issues and possible duplicate dues payments that have not yet been fully resolved.
- b) Peacock Park Improvements/Park programming question: John Harrison had distributed an email received yesterday from the City's Library and Recreation Assistant Director, Craig Veramay, addressed to Mike Wolpert. Craig raised an issue about a youth soccer program called SoccerKids that wishes to use the park on Wednesday and Saturday afternoons from next week through the end of May. At present Peacock Gap Park isn't a reservable area for programs like this. The City is willing to allow this use with a proper rental application, fee payment, and certificate of liability insurance. Craig asked whether the HOA had had any involvement in past programming and what our thoughts are about this. Mike will respond that the HOA has not had any involvement in past programming, but would

support the City's allowing this use if it met the City's requirements. Craig also provided a brief update on the park improvement design that is underway and asked if the HOA was planning to host a community picnic this spring at which the City could hold a "pop-up event" to present design concepts and solicit community feedback. We discussed and agreed that PGHOA would be interested in hosting such an event at Peacock Gap Park at the end of May or early June and we will coordinate this with the City. The details will be worked out at our Board meeting in April. Craig also asked for input on a few issues that John and Remy will respond to. Mike and John will get back to Craig on these answers.

- c) CC&R Update: We completed discussion begun at our last meeting of the proposed revised CC&R document prepared by Vicki Randall that Mike had distributed after our last meeting. There was general agreement with the proposed revised language. The next step will be to discuss and agree on the finalization, production schedule and rollout of the new documents and scheduling the vote.

5. Next meeting

The next regular meeting is scheduled for Wednesday, **April 3, 2024** at 6:30 pm. at Mike's house.

6. Adjourn

The meeting adjourned at 7:45 p.m.