



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

August 7, 2024

(at Rosalie Weigle's house)

Present: Larry Andow, Daryoush Davidi, Hiro Dodd, Kerr Fellows, Jessy Hanley, John Harrison, Ken Olshansky, Remy Schuler, Rosalie Weigle

Absent: Kimberly Arnold, Pam Olivier, Mike Wolpert

1. Call to Order

The meeting was called to order by John Harrison at 6:35 p.m. (Mike had asked John to chair the meeting in his absence.) John thanked Rosalie for hosting this meeting.

2. Approval of Minutes

Ken Olshansky moved to accept the July 10, 2024 draft minutes as revised; the motion was seconded by Larry Andow and unanimously approved.

3. Discussion

i. Updates

- a) CC&R Legal Review: Larry Andow said he was able to connect with Steve Lightfoot, PGHOA's attorney, and talked with him about reviewing the proposed revised CC&Rs. Larry will send him the latest draft version for his review and will put Steve in touch with Jessy Hanley to discuss the proposed voting process.
- b) EBMC on-line payments: Larry Andow will talk with Kelley Jensen again about the on-going difficulty members are having with making electronic dues payment.
- c) Events -- Upcoming and proposed: We discussed the plans for the proposed Halloween-themed party on Saturday, October 26, 2024 from 2:00 - 5:00 pm in the cul-de-sac at the end of Riviera Drive, which will be finalized at our September meeting, along with planning for the PGHOA Halloween home decoration contest that Kerr Fellows proposed. Both events will be advertised on the PGHOA Website, through emails, on A-frames in early October and through paper flyers to be distributed by Board members house-by-house the weekend before the party.

- d) CC&R Marketing: No update.
- e) CC&R Voting -- Mechanism and Timeline: No update.
- f) Financials: Larry Andow said current cash is down to about \$46,000, since the annual insurance premium was just paid. Second notices were sent out by EB Communities in early July to delinquent dues payers which should bring in additional cash.
- g) Architectural Review: Rosalie updated us on current PGHOA property issues. She will follow up with homeowners who have not sought approval of house additions and driveway improvements that are currently underway.
- h) Security Cameras: Daryoush shared information on license-plate reading security camera systems that could be connected and monitored by SRPD. In particular, he forwarded an email from Flock on possible PGHOA camera system locations. He will follow up with a Peacock Estates on their experience with their Flock system.

6. Next meeting

Due to the Labor Day holiday, next regular meeting is proposed to be held on the second Wednesday of September, **September 11, 2024** at 6:30 pm at a location to be determined. (Note: The September meeting was subsequently cancelled.)

7. Adjourn

The meeting adjourned at 8:20 p.m.