



## *Peacock Gap Homeowners Association*

### **SPECIAL BOARD OF DIRECTORS MEETING** (For the primary purpose of electing a slate of new Board Members) **December 14, 2024** *(via Zoom)*

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

Absent: Daryoush Davidi, Hiro Dodd, Pam Olivier, Rosalie Weigle

According to the Bylaws, the election of officers is to take place immediately after the annual meeting. Today's meeting was convened via Zoom at 10:30 am on Saturday, December 14, 2023 immediately following the 2024 Annual Meeting to do just that.

Six seats are scheduled to expire at the end of 2024. Five existing members whose terms were scheduled to expire at the end of this year were nominated to renew his/her current Board seat including Larry Andow, Remy Schuler, John Harrison, Kerr Fellows and Jessy Hanley. Pam Olivier opted not to run for re-election and has resigned as of the end of December. There are two vacant seats, one this term and one in the following term. A single nomination was received for one of the open Board seats on the 12-member board; however, when Mike Wolpert tried to confirm the interest of that individual, he did not receive a response, so no other prospective members were voted on.

Kimberly Arnold moved to accept the above slate of candidates to serve as Board Members for the next two-year (2025-2026) term. Mike Wolpert seconded the motion, which was approved unanimously. Upon nomination and unanimous vote Mike Wolpert will continue as president, Larry Andow will continue as Treasurer, John Harrison as Secretary, and Remy Schuler as Vice President.

Two other items of business were discussed -- the hiring of Votenet Solutions, Inc. (aka eBallot) to manage the upcoming voting on renewed CC&Rs, and discussion of a follow-up item from the annual meeting related to the City of San Rafael's homeless encampment ordinance.

- eBallot Contract: On December 10, John and Larry had talked with eBallot's Luis Monterroza about the scope of services to be included in their contract. John had suggested initially signing a contract for electronic balloting only, excluding the paper ballot component initially. Upon discussion, the rest of the board expressed a clear preference for preparing and sending all 427 HOA member households a paper ballot, with voting instructions, either by mail or online, as part of eBallot's base contract. The Board voted unanimously to authorize Larry Andow to sign the eBallot contract and pay their fee. John will request Luis to update the contract to include the paper ballot component. Larry will proceed to execute the contract once it has been revised as discussed.

- City of San Rafael's homeless encampment ordinance: During the annual meeting a question was raised about whether the City was authorizing homeless encampments either in Peacock Park or on the strip of City land between Lagoon Road and Point San Pedro Road between the pump station and #4 Lagoon Road. We discussed and agreed that the PGHOA would obtain clarification from the City in writing that such encampments are not permitted so that this question can be definitively answered.

Next Meeting: The next regular meeting will be scheduled for **Wednesday, January 8, 2025**, at a location to be determined, since the first Monday (January 1) is New Years Day, a national holiday.

As there was no other business, the meeting adjourned at 12:30 pm.