



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

October 2, 2024

(at Jessy Hanley's house)

Present: Mike Wolpert, Larry Andow, Kimberly Arnold, Hiro Dodd, Kerr Fellows, Jessy Hanley, John Harrison, Remy Schuler, Rosalie Weigle

Absent: Daryoush Davidi, Pam Olivier, Ken Olshansky

1. Call to Order

The meeting was called to order by Mike Wolpert at 6:42 p.m. Mike thanked John for running the August 7th meeting and to Jessy for hosting this meeting. The September meeting had been cancelled due to multiple-Covid-related illnesses. Ken and Daryoush were absent this evening in observance of Rosh Hashanah.

2. Approval of Minutes

After Larry Andow requested the rewording of the dues collection writeup, Hiro Dodd moved to accept the August 7, 2024 draft minutes as revised; the motion was seconded by Jessy Hanley and unanimously approved.

3. Discussion

i. Updates

- a) CC&R Legal Assistance: Hiro Dodd hosted a Zoom call with TRN Law Associates, a local real estate law firm, to inquire about possible legal issues associated with the use of electronic voting by non-Davis-Sterling HOAs in California. TRN proposed charging an expensive retainer fee before offering any legal advice. The Board decided not to retain them, but asked Hiro to thank them for their proposal.
- b) CC&R Voting: After reviewing our options, a consensus emerged that Jessy Hanley should proceed with further discussions with eBallot, a third-party organization specializing in managing elections, using either mail-in ballots or a combination of mail-in and electronic voting. Jessy will schedule a teleconference call with other interested Board members to discuss and make recommendations on the best approach for us to proceed with the voting that would be scheduled for early next year after we have marketed the new CC&Rs.

- c) CC&R Marketing: We discussed having Mike produce a video hosted by Kerr Fellows interviewing Rosalie and other long-time Peacock Gap residents discussing good things about our HOA and why members should vote their approval of the new CC&Rs.
- d) Corporate Transparency: We received an email from Kelley Jensen on September 5, 2024 transmitting a letter from Stephanie Ripley, EB Community Managers, Inc. Branch President about the new federal Corporate Transparency Act (CTA) and PGHOA's obligations to comply. EB Community Managers has offered to initiate a CTA/ Beneficial Owner Information process that would assure compliance with the CTA for an annual fee of \$495 annually. The Board voted to accept their offer. John Harrison will confirm with Kelley that we wish them to file the necessary paperwork to comply.
- e) Upcoming Halloween Events: 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, along with planning for the PGHOA Halloween home decoration contest that Kerr Fellows has initiated. 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. We discussed and agreed on member assignments in support of both events.
- f) Financials: Larry Andow said current cash is just over \$45,000, which should be more than sufficient to cover our projected expenses through the end of the year.
- g) Architectural Review: Rosalie updated us on current PGHOA property issues. The Board approved the current proposed home improvement projects that have been requested.
- h) Annual Meeting: We agreed that this year's Annual Meeting would be held remotely on December 14 at 10:30 am via Zoom. Formal notices will be sent out at least 30 days in advance, along with an invitation for new Board Member openings.

6. Other Items of Interest

- a) "Nextdoor" Site: Jessy has set up PGHOA as a member of Nextdoor. She will keep us posted on how other Board Members can post events on this site.
- b) Meet the Candidate Event: Larry will host a reception for Robert Sandoval a candidate for Water District Board at his home on October 6, from 4:00 - 5:30 pm.

7. Next meeting

Due to Election Day on November 5th, the next regular meeting is proposed to be held on the second Wednesday of November, **November 13, 2024**, at 6:30 pm at a location to be determined.

7. Adjourn

The meeting adjourned at 8:30 p.m.