



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

November 13, 2024

(via Zoom)

Present: Mike Wolpert, Kimberly Arnold, Daryoush Davidi, Hiro Dodd, Jessy Hanley, John Harrison, Ken Olshansky, Remy Schuler, Rosalie Weigle

Absent: Larry Andow, Kerr Fellows, Pam Olivier

1. Call to Order

The meeting was called to order by Mike Wolpert at 6:33 p.m. He congratulated the winners of the PGHOA Halloween House Decoration contest who have all expressed their appreciation for being so recognized.

2. Approval of Minutes

After picking up a few typos that will be corrected, Rosalie Weigle moved to accept the October 2, 2024 draft minutes as revised; the motion was seconded by Mike Wolpert and unanimously approved.

3. Discussion

i. Updates

- a) Neighbor interactions (re: garbage cans): Daryoush raised the issue of homeowners complaining about their neighbors failing to put away their Marin Sanitary waste containers. After discussion, the Board agreed a friendly written reminder from the HOA "beautification committee" would be placed in an offender's mailbox. Rosalie offered to speak to a couple of new arrivals about putting their containers out of view.
- b) Annual Meeting: The annual meeting is scheduled to be held remotely on December 14 at 10:30 am via Zoom. Notices were sent out via a newsletter that is being mailed this week. Kerr Fellows posted last year's annual meeting Google.dox file for discussion. It was agreed that over the next three weeks Jessy, Kimberly, and Kerr would collaborate to update the slides and assign speakers. We will discuss and finalize the presentation at our next meeting on December 4.

- c) Newsletter: Mike thanked and lauded Kerr for creating the new format and preparing a fall newsletter currently at the printer that will be mailed out this week. Jessie said photos would be solicited for the “View from the Gap” and published in each issue. Kerr has already started on a winter newsletter.
- d) CC&R Voting: Jessie had scheduled a teleconference with E-ballot that had to be postponed because of illness on their part. After discussion the Board agreed to have Jessie proceed to enter into a basic contract with E-ballot and reschedule the teleconference to work out the details of our upcoming voting process and schedule.
- e) CC&R Marketing: Within the next ten days Mike will arrange to shoot 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.
- f) Corporate Transparency Act (CTA): EB Community Managers has initiated a CTA/ Beneficial Owner Information process that will assure compliance with the federal Corporate Transparency Act by the end of December 2024. Kelley Jansen sent out requests for personal information to each board member to fill out. John Harrison will confer with Kelley after our election on December 14 to update any board member changes.
- g) Holiday Decorating Contest: Kerr Fellows has initiated the holiday home decoration contest and ordered signs for the winners. We are downplaying invitations to make all decorated PGHOA homeowner houses eligible. Kerr will describe the contest details further at our meeting on December 4.
- h) Financials: Larry Andow sent out September 30 financials showing cash of over \$44,000, which should be more than sufficient to cover our projected expenses through the end of the year.
- i) Architectural Review: The Board approved Terry Anderson’s proposed new fence and Mike Wolpert’s proposed fence extension.

4. Next meeting

Our next meeting is scheduled for **December 4, 2024**, at 6:30 pm at a location to be determined.

5. Adjourn

The meeting adjourned at 7:40 p.m.