



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

February 7, 2024

(at Mike Wolpert's house and via Zoom)

Present: Mike Wolpert, Kimberly Arnold, Daryoush Davidi, Jessy Hanley, John Harrison, Pam Olivier, Ken Olshansky

Absent: Larry Andow, Hiro Dodd, Kerr Fellows, Remy Schuler, Rosalie Weigle

Guest: Vicki Randall

1. Call to Order

The meeting was called to order by President Mike Wolpert at 6:35 p.m.

2. Approval of Minutes

Ken Olshansky moved to accept the January 10, 2024 draft minutes; the motion was seconded by Mike Wolpert and unanimously approved.

3. Discussion

i. Updates

- a) New Board Member Welcome: Pam Olivier was welcomed to the Board and each member introduced him/herself. Hiro Dodd was unable to attend and will be introduced and welcomed at our next Board meeting.
- b) Management Company's Invoicing and Pay Portal Issues: We discussed how the 2024 invoices had been sent out by EBCommunities printed with an incorrect year and without attaching the 2024 Budget. Larry Andow had asked them to resend the corrected invoices with the accompanying budget; however, when they did this, they failed to say that this was a duplicate invoice and that those Members who had already submitted their payment could ignore the second invoice. This resulted in a lot of confusion. Further compounding the invoicing snafu were issues with the electronic PayPortal that EBCommunities had set up that did not function without a password which had not been provided. Larry will follow up with the management company to work out a suitable resolution and correction of these issues going forward that have reflected poorly on the Association's administration.

- c) CC&R Update: A CC&R review group met at Ken's house on January 15 to continue their discussion of the proposed revised document. Vicki Randall (Mike's wife), who is a lawyer with knowledge of HOA regulations, has been assisting the Board in reviewing and updating the revised CC&Rs. Prior to tonight's meeting she distributed a Word document for discussion that she had converted from the Google.docs version that Jessy Hanley had prepared late last year. There was a line-by-line discussion of the proposed revised provisions that Vicki updated as we went through the document. She will send out the current proposed version for the full Board to review prior to our next meeting.
- d) Architectural Review Committee: No report.
- e) Budget / Financials: No report. Larry will be sending out 2023 Yearend financials this coming month.
- f) Other Issues: We briefly discussed a controversial landscaping project that a non-resident of Peacock Gap has been cultivating on City property along the north side of PSPR just east of Peacock Drive. Maribeth Bushey has reportedly talked with the individual about the project, which has not been sanctioned by the City. The PGHOA has no jurisdiction over this matter, but we urge any residents interested in voicing their opinions to contact the City directly.

5. Next meeting

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

6. Adjourn

The meeting adjourned at 8:30 p.m.