



*Peacock Gap Homeowners Association*

**BOARD OF DIRECTORS MEETING**

**July 10, 2024**

*(at Mike Wolpert's house)*

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

Absent: Kimberly Arnold, Jessy Hanley, Pam Olivier

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 June 5, 2024 draft minutes; the motion was seconded by Larry Andow and unanimously approved.

3. Discussion

i. Updates

- a) Ice Cream Social success: The Ice Cream Social and City Parks Pop-up event held on June 22 was highly successful. Fiorello's served a total of 141 scoops of gelato -- 111 covered by the HOA and 30 paid for by the City. The City solicited public feedback on four playground improvement alternatives that were schematically displayed. We received a lot of positive comments from the community and City attendees.
- b) Events -- Upcoming and proposed: Hiro Dodd proposed holding a Halloween-themed kid-friendly event (including possibly a pumpkin patch) on Saturday, October 26, 2024 from 2:00 - 4:00 (or 5:00) pm in the cul-de-sac at the end of Riviera Drive. He and Daryoush will help plan the details. Kerr Fellows suggested also sponsoring a Halloween (and possibly Xmas) home decoration contest with prizes for the best-decorated Peacock Gap HOA homes.
- c) CC&R Marketing: A reminder -- there is a list of talking points and schedule for rollout of the new CC&Rs in a spreadsheet Jessy posted online. These talking points will continue to be refined as Board Members weigh in.

- d) CC&R Voting -- Mechanism and Timeline: Jessy has been continuing to talk with eBallot about having them administer the voting process. The proposed timeline, discussed at our last meeting, shows having a contract signed with eBallot by the time of PGHOA's Party in October, announcing the CC&R process at the Annual Meeting in December, completing a CC&R education-phase in January, a content-phase in February, ballot mail-out, voting and door-knocking in March, with voting completed by April 1. (Jessy has been away and could not attend tonight's meeting, but Mike will follow up with her upon her return to verify the status of her discussions with eBallot and make sure we are continuing to move forward with the voting process planning.)
- e) CC&R Legal Assistance: Rosalie has been following up with our lawyers to have them review the process and make sure it complies with all current State and Local requirements for non-Sterling Davis HOAs. It was agreed that we would proceed with the legal review in parallel with moving ahead with the voting process planning.
- f) Delinquent Dues Collection: Earlier today Larry Andow requested EB Community Managers prepare a follow-up 2nd reminder letter to send out to the seventy-five 3-years-or-less delinquent dues payers. He will follow up with them to have these sent out. We also discussed the 28 more-than-3-year-old delinquencies, but it was agreed that this collection effort would be postponed until after the new CC&Rs are approved.
- g) Financials: Larry Andow distributed copies of the May 2024 Balance Sheet, showing current cash of over \$59,000, and Budget Comparison, showing budgeted income and expenses remaining on track.
- h) Architectural Review: Rosalie updated us on current PGHOA property sales and closings. We also discussed a few follow-up home appearance issues -- the trailer parked long-term on Fernwood and the 51 McNear property condition. These will be followed-up on.

5. Good-of-the-Order

- a) SR Police responded to Mike's complaint about a bus recently parked with homeless occupants on PSP Road near Brickyard Beach. He also requested the City post a sign prohibiting over-night parking on PSP at that location. With last month's U.S. Supreme Court decision on the City's powers to prohibit homeless encampments on City property, this recently-voiced concern along PSPR that had been discussed at our last meeting has been resolved.
- b) Mike reported that Marin Water responded within 24 hours to his request to repaint their pump station on Via Montebello that had been tagged with graffiti.
- c) Mike met with the owner of 140 Riviera and resolved his lawn mowing issue.

6. Next meeting

The next regular meeting is Wednesday, **August 7, 2024** at 6:30 pm at Rosalie Weigle's house. Rosalie requests that Board Members park on the street.

7. Adjourn

The meeting adjourned at 7:52 p.m.