



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

May 1, 2024

(at Larry Andow's house and via phone)

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

Absent: Kimberly Arnold

1. Call to Order

The meeting was called to order by President Mike Wolpert at 6:37 p.m.

2. Approval of Minutes

Ken Olshansky moved to accept the April 3, 2024 draft minutes; the motion was seconded by Larry Andow and unanimously approved.

3. Discussion

i. Updates

- a) CC&R Update: For discussion Mike distributed some additional information and commentary on CC&R voting. The consensus was that we need to receive "Yes" votes from 2/3 of homeowners within each of the four Units (MB1, MB2, PL1 and PL2) to approve the new CC&Rs. We agreed the final voting package should be reviewed by an outside lawyer; Rosalie will work on finding a Marin County lawyer with CC&R experience. We also discussed the need for hiring an independent "inspector of elections" to review how we distribute and count ballots and certify the voting results. Jessy has been researching vendors that can manage a combination of paper and digital ballots. Based on her findings we will decide how to proceed with the voting. Mike requested each Board Member submit at least one or two reasons for renewing the CC&Rs to create a "pitch deck." Jessy has distributed a work-back schedule that will be finalized once we have legal review and voting procedures agreed upon.

- b) Peacock Park Ice Cream Social and “pop-up” Event: Due to City scheduling conflicts the the proposed “ice cream social” event at Peacock Gap Park is now set for **Saturday, June 22 from 1:00 to 3:00 pm**. John reserved the park space by signing a rental agreement with the Parks & Rec Dept. (The City waived the rental fee.) The City will present and discuss the proposed Peacock Park Playground improvements with our members and solicit community feedback. We will announce and publicize this event through a newsletter to be sent out to members by early June and through the use of A-frames that Kerr and Remy have been working on. Larry has hired Fiorello’s Artisan Gelato to provide an ice cream truck. He is arranging for liability insurance coverage and ordering two types of tickets, one for a raffle and one for gelato. The raffle tickets need to be two tickets - one to deposit into a drawing container and one for the resident to hold. The gelato tickets can be just a roll of tickets imprinted with numbers as the gelato truck will keep the redeemed tickets and submit them to us to settle up at the end of the day. Jessy will look into possible raffle items (PGHOA merch.) John will work with the City to develop input for the newsletter (write-up and graphics) by the end of this month.
- c) Architectural Review:
- We discussed an existing dock on Lagoon Road. The owner requested that the HOA approve the existing dock. There is no evidence that initial construction of the dock was ever approved by the City or the HOA. Therefore, the owner was requested to follow the CC&Rs for Lagoon 1 and submit plans and specs for the existing dock so the HOA's Architectural Committee could review it.
 - Rosalie raised the issue of the olive tree on a Peacock Drive median that had been run over last year. A neighbor has offered to help pay for a replacement; Mike will find out from Rayner Landscaping what this could cost. (He believes it might be over \$10k.)
- d) Financials: Larry Andow distributed copies of the March 2024 Balance Sheet showing current cash of over \$60,000.

5. Next meeting

The next regular meeting is Wednesday, **June 5, 2024** at 6:30 pm.

6. Adjourn

The meeting adjourned at 8:20 p.m.