



*Peacock Gap Homeowners Association*

**BOARD OF DIRECTORS MEETING**

**January 10, 2024**

*(at Mike Wolpert's house and via Zoom)*

Present: Mike Wolpert, Larry Andow, Kimberly Arnold, Daryoush Davidi, Kerr Fellows, Jessy Hanley, John Harrison, Ken Olshansky, Remy Schuler

Absent: Rosalie Weigle

1. Call to Order

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

2. Approval of Minutes

John Harrison proposed nominating and electing a Board Member to serve as Vice President, which had inadvertently not been voted on at our December 16, 2023 meeting. After discussion, Remy Schuler was nominated and unanimously elected to fill this position. The December 16, 2023 Board minutes were amended to footnote this subsequent nomination and election. Ken Olshansky moved to accept both the December 6 and amended December 16, 2023 draft minutes; the motion was seconded by Mike Wolpert and unanimously approved.

3. Discussion

i. Updates

- a) New Board Members: Three nominations were received for the two open Board seats -- Chase Pennington (nominated by his father Brad Pennington), Pam Olivier, and Hiro Dodd. Several attempts were made to contact the first nominee, but the Board was unable to make contact with him. The other two nominees were both interviewed by Ken Olshansky and John Harrison (and Jessy Hanley also attended our meeting with Pam Olivier). Both candidates are well qualified and interested in joining the Board. Upon discussion, Pam and Hiro were elected to fill the two open seats, bringing the Board back to full strength for the first time in recent years.
- b) CC&R Update: Mike and his wife (Vicki), Ken, and Larry met on Tuesday January 9 at Ken's house to review/discuss proposed updates to the PGHOA CC&Rs, which Jessy Hanley had converted to a Google.docs version with annotations and comments. (Thanks, Jessy!) There was

general discussion of the proposed revised document, along with the Bylaws and other legal documents, which are still undergoing further review and discussion. This same group will meet again at Ken's house on Monday, January 15 at 1:00 pm to continue their review.

- c) Architectural Review Committee: Kerr discussed an architectural request from 11 McNear that is being reviewed.
- d) 2024 Budget / Financials: As of the end of November, PGHOA had \$25.7k in the bank. 2023 budget expenditures are on-track for the year. Larry had distributed a proposed 2024 budget, which was discussed and unanimously approved. Larry will send the approved 2024 Budget to the Management Company for distribution to the full membership with the 2024 dues notices to be sent out later this month.
- e) Communications Committee: Kimberly raised a concern about the low turnout at the Zoom Annual Meeting held on December 16, despite a newsletter notification to all residents, multiple email notices, and a Web page announcement. She had received several comments from neighbors saying that they had been unaware of the meeting and had not received notices. We discussed forming a Communications Committee to work on improving our outreach and communications.

5. Next meeting

The next regular meeting is scheduled for Wednesday, **February 7, 2024** at 6:30 pm. at Mike's house.

6. Adjourn

The meeting adjourned at 8:00 p.m.