



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

March 1, 2023

(In-person at Larry Andow's house and Via Zoom)

Present: Mike Wolpert, Larry Andow, Kimberly Arnold, Kerr Fellows, John Harrison, Rosalie Weigle

Absent: Daryoush Davidi, Jessy Hanley, Catherine Newhall, Remy Schuler

1. Call to Order

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

2. Approval of Minutes

Kimberly Arnold moved to accept the February 1, 2023 draft minutes without changes; the motion was seconded by Larry Andow and unanimously approved.

3. Discussion

i. Updates

a) Parks Department Plan: Larry Andow distributed a copy of the recently released San Rafael Parks and Recreation Master plan for discussion. It identifies near-term high-priority improvements to Peacock Gap Park (updating play areas, replacing playground structures, and replacing sand with Fibar) and medium and longer-term projects (replacing bathrooms and resurfacing asphalt paving). After discussion, John Harrison offered to lead and coordinate PGHOA's support of these projects, and serve as point person to coordinate with the City. He will reach out to other community members who have expressed an interest in these projects.

b) Medians Update: Mike reported that the median rehabilitation contract was awarded and the work is now underway on Peacock Drive. Eric Rayner (contractor) and Michael Alvarado (designer) are directing the work. We discussed scheduling a ribbon-cutting and celebration at the end of April upon completion of the work.

- c) Architectural Review: We discussed the ADU being built at 55 McNear Drive which is adjacent to Rosalie's driveway. We also discussed 51 McNear Drive, which is still boarded up and remains a distraction.
- d) Website: Jessy Hanley had distributed a draft of PGHOA's new Website that she has been building. She requested input and comments from the Board. She expects to complete this in March.
- e) Welcome Committee: Kerr ordered another batch of 9 cutting board welcome gifts. She will meet with Rosalie to distribute these.
- f) BBQ: Larry is working on buying insurance for the spring 2023 PGHOA BBQ on Saturday, May 20 from 4:00 - 7:00 p.m. It will be catered this year by Bruno's Deli (Michelle Franchetti) who Larry has been coordinating with. Kerr will order some A-frame signs to start publicizing the event and announce the planned median completion celebration.
- g) Financials: Larry had distributed an updated financial statement. As of end of January PGHOA had \$170k in the bank, with additional dues payments arriving daily. This should be more than sufficient to cover the \$140k median update contract and on-going expenses. Mike will call EBMC to cancel Cagwin & Dorward's median maintenance contract, which is not going to be renewed once the medians have been renewed.
- h) CC&Rs: Mike and his wife Vicki (who is a lawyer) have been going through the current and previously proposed updated CC&Rs in preparation for the Board's review. A separate meeting from our regularly scheduled Board meeting will be scheduled soon to discuss and decide how best to proceed with issuing a revised set of CC&Rs to be voted on and approved by PGHOA members by no later than 2024.

4. Next meeting

The next regular meeting is scheduled for Wednesday, **March 29, 2023** at 6:30 pm.

Note: This is a week earlier than our normally scheduled meeting date on April 5 in order to avoid Passover and in order to finalize the BBQ plans and vote on the new Website before the end of March.

5. Adjourn

The on-line meeting adjourned at 8:00 p.m.