



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

June 7, 2023

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

Present: Mike Wolpert, Larry Andow, Kimberly Arnold, Kerr Fellows, Jessy Hanley, John Harrison, Remy Schuler, Rosalie Weigle

Absent: Daryoush Davidi

Guests: Veronique Raskin, Ken Olshansky

1. Call to Order

The meeting was called to order by President Mike Wolpert at 6:30 p.m.

2. Approval of Minutes

Mike moved moved to accept the May 3, 2023 draft minutes; the motion was seconded by Larry Andow and unanimously approved.

3. Discussion

i. Updates

a) Open Time 6:30 - 7:00 pm to hear from Veronique Raskin and Ken Olshansky:

- Veronique, who lives at 114 San Marino Drive, expressed concern about the fire hazard from poison oak growing on the open ridge on Heritage Drive property behind her house. She met with the SRFD last year to discuss her concern, and plans to meet with them again next Monday. This has been an on-going issue for several years and has been discussed before with the Heritage Drive HOA. Mike requested that she get back to him after her meeting with SRFD and will follow-up if there are any actionable steps the PGHOA could take based on SRFD's assessment of the current situation.
- Ken Olshansky introduced himself and described his interest in joining the PGHOA Board. He has been active as a POD leader since moving to Peacock Gap last year and in organizing an artist show to benefit the Friends of China Camp at our recent Summer Get Together. After a round of self-introductions, we thanked him for his interest and Mike said he would get back to him after the Board discussed his Board membership interest.

- b) Financials: As of end of April PGHOA had \$47k in the bank, after paying the balance of the \$143k median update contract and on-going expenses, which is more than sufficient to cover this year's \$43k operating budget. Larry also reported that Cagwin & Dorward had billed and been paid \$4,500 by EBMC for median maintenance this year, even though they had been terminated at the end of last year. Mike will call EBMC to get this corrected and get a refund.
- c) Riviera paving request from Jack Robertson: We discussed the email Mike distributed received from Jack Robertson of 407 Riviera Drive complaining about the pavement condition of Riviera Drive and the fact that the City's current Capital Improvement Program budget approved this week does not include funding for Riviera Drive. Mike has discussed this with Maribeth Bushey. The Board consensus was that Jack and other concerned residents should go to the City's Website to report potholes and pavement conditions needing repair and that would be the best way of getting near-term City action.
- d) Member dues (Rosalie) and CC&R Meeting/Committee (Mike): Rosalie had requested Larry to calculate how much the PGHOA is spending per household and suggested increasing the annual dues that have remained at \$130 per year over the past six years. Larry said the amount collected from dues annually (at about \$55k) more than covers the annual operating budget (currently at \$43k) and the last several years' actual spending was around \$34k - \$39k. He said the positive difference between actual revenue and actual expenses of about \$20k annually allowed us to build a cash reserve of \$158k by the end of 2022. Based on our current expenditure rate and assuming no major unbudgeted items, the ending cash balance for 2023 should be in the \$25k - \$30k range. The consensus was to keep the dues at the current level until after the new CC&Rs have been adopted, and consider amending the CC&Rs to include a provision allowing the dues to be raised by no more than 10% per annum as may be required in the future to cover on-going expenses. Now that the major Capital Improvement (medians) has been paid for, the on-going median maintenance should not increase much, because other than the lawn mowing expense, on-going median maintenance should be nominal. We discussed a separate meeting perhaps on a Saturday morning sometime this summer to discuss proposed revisions and the approach to a planned vote on the revised CC&Rs.
- e) Website: Mike praised Jessy's work to create the new PGHOA Website that's now fully operational. Jessy will be preparing documentation and training for Board Members for accessing the site. She is also continuing to work on PGHOA swag.
- f) Block Party success: The 2023 Summer Get Together held on May 20 was a big success. Pictures will be posted on the Website. We discussed holding an "end of summer" event, perhaps more oriented to adults with a happy hour and hors d'oeuvres held on a Saturday evening, perhaps the weekend before Labor Day. It would celebrate the 60th anniversary of the PGHOA. More details will be developed.
- g) Medians: The main on-going expense is lawn mowing, especially at the Peacock Drive entrance where the HOA is responsible for mowing from

PSPR around the front of 4 Peacock Drive on the corner of Lagoon Road which by agreement with the homeowner and the City PGHOA maintains. Mike is discussing with Rayner Landscaping what the monthly charge will be for this work.

h) Architectural Review:

- Tree trimming/view issue at 117 and 113 San Marino Drive: Trees have grown to obstruct views and there is also a dead tree and brush that both obstruct views and create a fire hazard. Although Mr. Horton is responsible for live tree trimming to maintain the existing views of his neighbors, per CC&R XIX, Mr. Lannom has offered to split the costs. Board rep will seek to foster an agreement and forward motion on this matter before it escalates to. Motion made by Mike Wolpert to have HOA Board representative contact Mr. Horton regarding the tree trimming/view issue in relation to his neighbors at 117 San Marino and 113 San Marino. John Harrison seconded, unanimous approval.
- Rosalie will get back to the purchaser of 19 Peacock Drive who requested removing a front wheelchair ramp.

i) C.A.R.E.S. Committee: No new report. Kimberly said she would welcome Ken Olshansky's assistance to help re-energize the emergency preparedness response initiative (Pods).

j) Welcome Committee: Kerr has 2 remaining cutting board welcome gifts.

4. Other Item

- a) Ken Olshansky Board Election: After discussion the Board voted unanimously to elect Dr. Ken Olshansky living at 271 Riviera Drive to fill PGHOA Board vacant Seat No. 1 for the remainder of the 2022 - 2023 term. Mike will call Ken to welcome him to the Board.

5. Next meeting

The next regular meeting is scheduled for Wednesday, **July 5, 2023** at 6:30 pm.

6. Adjourn

The meeting adjourned at 8:20 p.m.