



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

July 5, 2023

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

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

Absent: Jessy Hanley

1. Call to Order

The meeting was called to order by President Mike Wolpert at 6:40 p.m.

2. Approval of Minutes

Rosalie moved to accept the June 7, 2023 draft minutes; the motion was seconded by Mike Wolpert and unanimously approved. A motion was also made and approved to remove Catherine Newhall from the Board. Rosalie said she had discussed Catherine's stepping down and she had concurred. John Harrison will draft a letter thanking Catherine for her many years of service on the Board.

3. Discussion

i. Updates

- a) Open Time to discuss issue discussed by the Board last month: Veronique Raskin, 114 San Marino Drive, had expressed concern about the fire hazard from poison oak growing on the open ridge on Heritage Drive property behind her house, outside of the PGHOA's jurisdiction. SRFD visited the site and advised her she had cleared her property well, but would not comment on the adjacent Heritage properties. HOA Heritage has stated they have no intention to clear the fuel in this zone; Lisa Eisenberg their manager, suggested that if she is concerned, she could get it cleaned up at her expense. Veronique contacted their arborist (Vaca) who will send her a bid next week. Mike will advise her to pursue that option as there is nothing further the PGHOA can do to remedy her concern.
- b) Peacock Gap Parks Improvements: John Harrison reported on the status of the City's Parks Improvement program. Larry Andow and John attended a Parks & Recreation Commission meeting on June 15 and requested that the

City work with the PGHOA in planning the proposed improvements. Craig Veramay, San Rafael's Assistant Library & Recreation Director, briefed John on the City's schedule for carrying out these improvements, which John reported on. Craig assured us the City would keep us in the loop and seek our input once the plans are at a stage where they could be presented.

- c) Financials: As of end of May, PGHOA had \$40k in the bank, after paying the balance of the \$143k median update contract and on-going expenses. This should be more than sufficient to cover the remainder of this year's operating budget.
- d) Riviera paving correspondence from Jack Robertson: We discussed a follow-up email received from Jack Robertson of 407 Riviera Drive that Mike distributed discussing the pavement condition of Riviera Drive with recommendations as to how residents can submit requests to the City for street repairs. An edited version of Jack's recommendations will be posted on the PGHOA Website.
- e) Member dues collection policies: New member Ken Olshansky was briefed by other Board Members on the history of member dues delinquencies and past efforts to collect what's due. Second notices were just sent out this year to remind delinquent members of the need to pay. There is a consensus that once the revised CC&Rs have been approved next year, incorporating tougher collection language, that a more concerted effort will be undertaken to reduce past delinquencies. Until then, we will continue to pursue collections as we have in recent years without implementing stronger enforcement techniques that might alienate members who have not paid.
- f) CC&Rs: No update. A special Board meeting will be convened later this summer (perhaps on a Saturday) to kickoff and discuss the CC&R revisions and new voting procedures to make sure we succeed this next time around.
- g) 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.
- h) Block Party: We discussed holding an "end of summer" event, perhaps more oriented to adults with a happy hour and hors d'oeuvres held on a Sunday afternoon August 27 from 4:00 - 6:00 pm evening. It would celebrate the 60th anniversary of the PGHOA. More details will be developed by our next meeting.
- i) Medians: No report this month.
- j) 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. Mike is working with the owners to resolve these issues.
 - Rosalie got back to the purchaser of 19 Peacock Drive that it was ok to remove a front wheelchair ramp, which had never been permitted.
 - Rosalie discussed her responses to other Architectural review requests, which are now being distributed to all Board member through the Website. Members will let other members know when they handle these requests.

- k) C.A.R.E.S. Committee: No new report. Kimberly said she welcomes Ken Olshansky's assistance to help re-energize the formation of emergency preparedness response initiatives (Pods).
- l) Welcome Committee: Kerr will be ordering additional cutting board welcome gifts once there are 10 new members. There are a number of closings coming up soon.

5. Next meeting

The next regular meeting is scheduled for Wednesday, **August 2, 2023** at 6:30 pm.

6. Adjourn

The meeting adjourned at 8:20 p.m.