



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

September 6, 2023

(In-person at Ken Olshansky's house)

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

1. Call to Order

The meeting was called to order by President Mike Wolpert at 6:38 p.m.

2. Approval of Minutes

Mike Wolpert moved to accept the August 2, 2023 draft minutes; the motion was seconded by Larry Andow and unanimously approved.

3. Discussion

i. Updates

- a) Median issues at PSPR/Peacock and Biscayne entrances: Mike requested a bid from Rayner Landscaping for the Peacock Drive entrance. If under \$1,300, he will proceed to contract with them for this work. He will contact the #4 Lagoon Road property owner before proceeding with any work. Rosalie and Daryoush will look into cleaning up the PSPR/Biscayne Dr. entrance and contact other Peacock Gap HOAs to contribute to this effort.
- a) 60th Anniversary Party: The party is planned for October 8 from 4:00 - 6:00 pm. Hors d'oeuvres will be served along with wine, beer and soft drinks and a sheet cake. Larry purchased the insurance for the event. Kimberly will work with Jessy to order food and drinks; Rosalie will order the sheet cake. A-frame signs and postcard mailer will be prepared. Daryoush will order five small 6-place round tables and chairs. Mike will bring the tent and ice cooler. Members will meet at the cul-de-sac at 3:00 pm to set up. Jessy will prepare a drop/ship postcard using Rosalie's PG photo image that she will provide.
- b) Newsletter: Jessy will send an email newsletter later this week reminding everyone about the City's movie night (Vivo) this Friday (Sept. 8) in Peacock Park, as well as announcing the PGHOA's planned Brickyard Beach cleanup on Sept. 23 (in conjunction with the Bay Area's Coastal Cleanup initiative that day) and the planned PGHOA 60th anniversary celebration on October 8. Mike advised everyone to wear gloves for the cleanup.

- c) Financials and HOA Reserves: As of end of June, PGHOA had \$40K in the bank; short-term dues delinquencies are now down to about 6%. Budget expenditures are still on-track for the year. We discussed Ken Olshansky's question of whether the HOA needed to set up a financial reserve. The consensus was that no set-aside appears to be needed at this point.
- d) Golf Club Noise: Jessy raised a concern over the golf club's early-Saturday morning (6:00 am) use of what sounds like gas-powered leaf blowers to blow off goose droppings on the tees adjacent to the lagoon. There have also been some very late-night loud parties at the club house. Ken will contact the Golf Course GM to discuss these concerns and request they stop using gas-powered blowers, which were banned in San Rafael last fall, if they are in fact still in use.
- e) Cagwin/Dorwood landscape over-billing: Mike continues to work with EBMC to recover C&D over-billing for February - May 2023 for landscaping maintenance that had been mistakenly billed and paid. C&D has not been responsive and continues to bill for work that is not being performed.
- f) CC&R Update: We scheduled a two-hour breakfast meeting on Saturday, November 4 from 9:00-11:00 am at Mike's house (364 Riviera) to review/discuss proposed updates to the PGHOA CC&Rs, By-Laws and Articles of Incorporation. Members are to review the proposed draft updates that will be distributed electronically prior to the meeting. Daryoush will bring lox & bagels and coffee.
- g) Architectural Review:
 - Rosalie has been researching Marin tree attorneys to consult with on resident tree issues.
- h) C.A.R.E.S. Committee: No new report.
- i) Welcome Committee: There are a number of recent listing and closings. Kerr will order additional PGHOA cutting boards.

5. Next meeting

The next regular meeting is scheduled for Tuesday, **October 3, 2023** at 7:30 pm at Larry Andow's house.

6. Adjourn

The meeting adjourned at 8:40 p.m.