



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

October 3, 2023

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

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

Absent: Remy Schuler

1. Call to Order

The meeting was called to order by President Mike Wolpert at 7:38 p.m.

2. Approval of Minutes

Mike Wolpert moved to accept the September 6, 2023 draft minutes with suggested edits; the motion was seconded by Larry Andow and unanimously approved.

3. Discussion

i. Updates

- a) 60th Anniversary Party: The party is scheduled for Sunday, October 8 from 4:00 - 6:00 pm. Banner signs for the event were put up at the Peacock Gap PSPR entrances and flyers were distributed house-to-house last weekend. To date about 50 RSVPs have been received, but we are planning for up to 150 residents to attend. Daryoush has ordered five small 6-place round tables and 30 chairs. Jessy has ordered Hors d'oeuvres from Nugget Markets in Tiburon and is making arrangements for white table cloths, table center pieces, name tags, plates, cups, and napkins and balloon decorations. Marla and Curt McBride have generously offered to provide wine for the event courtesy of 689 Wine Cellars. Mike will pick up two cases each of beer and soft drinks and Rosalie will order two large sheet cakes from United Market. Larry has purchased the insurance for the event. Mike will bring two long tables, our tent and an ice cooler. We discussed and agreed who would do what between now and Sunday. Members will meet at the cul-de-sac at 2:00 pm to set up.
- b) Financials: As of August, PGHOA had \$37K in the bank. Budget expenditures are still on-track for the year. Larry announced that Associa Property Management had acquired EBMC and will look into what that will mean regarding PGHOA's management contract.

- c) Golf Club Noise: Ken met with the Golf Course GM to discuss early morning and late night noise concerns. He will report back to the Board at our November meeting.
- d) CC&R Update: We confirmed our planned 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. Rosalie will copy and distribute copies of the proposed draft updates prior to the meeting. Larry and Kerr will look for and distribute electronic copy of these documents as well for members' review.

5. Next meeting

The next regular meeting is scheduled for Wednesday, **November 1, 2023** at 6:30 pm.

6. Adjourn

The meeting adjourned at 8:40 p.m.