



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

March 5, 2025

(via Zoom)

Present: Larry Andow, Kimberly Arnold, Hiro Dodd, Kerr Fellows, Jessy Hanley, John Harrison, Ken Olshansky, Remy Schuler

Absent: Daryoush Davidi, Rosalie Weigle, Mike Wolpert

1. Call to Order

The meeting was called to order by Kimberly Arnold at 6:30 p.m.

2. Approval of Minutes

Ken Olshansky moved to approve the draft minutes from January 8; the motion was seconded and unanimously approved.

3. Discussion

i. Updates

- a) Review of CC&R Info Session Slides: Kimberly Arnold led a review and discussion of the slide deck she had drafted for the upcoming Zoom CC&R information session meetings scheduled for March 9th at 3:00 pm and March 12th at 6:00 pm. The slides are organized in four sections -- housekeeping, welcome, CC&R overview, and voting process. We discussed and edited each of the slides.
- b) Financials: Larry Andow reported that we ended 2024 with \$36,093 in the bank. This is slightly higher than the \$30,000-\$35,000 that he had been projecting. But several reimbursement requests were not processed by year end so the actual checking balance would have been in that range, had the reimbursement requests been processed.
- c) Architectural Review: Kerr discussed the application by 118 San Marino Dr. to build new exterior steps, which was approved.

4. Other Items Discussed

- Larry will be following up with former Board Member Bob David to discuss questions he raised about the CC&Rs.
- Tomorrow Larry and John are scheduled to meet with the Loch Lomond HOA president who had reached out to Kerr to discuss HOA management company issues.
- Hiro will talk further with another HOA management company that he knows to see what they would charge.
- Larry will be storing the Pt. San Pedro Coalition's Emergency Preparedness trailer on his property since Andy's wanted it moved and the Golf Club was unwilling to store it.
- Larry recommends that a member of the PGHOA board join a Firewise group through Fire Safe Marin to prepare for the threat of wildfire, particularly within those properties in the Wildlife/Urban Interface adjacent to China Camp.

5. Next Meeting

The next regular meeting is scheduled to be held on **Wednesday, April 2, 2025**, at 6:30 pm at a location to be determined. (Note: The April meeting was subsequently postponed until April 3, 2025.)

6. Adjourn

The meeting adjourned at 8:45 p.m.