



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

April 4, 2025

(at Hiro Dodd's house)

Present: Mike Wolpert, Kimberly Arnold, Daryoush Davidi, Hiro Dodd, Kerr Fellows, Jessy Hanley, John Harrison, Remy Schuler, Rosalie Weigle

Absent: Larry Andow, Ken Olshansky

1. Call to Order

The meeting was called to order by Mike Wolpert at 6:47 p.m. Hiro Dodd welcomed everyone to his home.

2. Approval of Minutes

Mike Wolpert moved to approve the draft minutes from March 5; the motion was seconded and unanimously approved.

3. Discussion

i. Updates

a) Financials: Larry Andow reported \$30,505 in the bank as of 2/28. We have received only \$5,094 in dues (out of a \$55,000 budgeted), but it is early in the year, so dues should continue to come in. But even with \$30,505, we should be able to fund the CC&R vote, as well as pay our other ongoing expenses such as landscaping, insurance and accounting. We ended 2024 with \$36,093 in the bank.

b) CC&R Voting: PGHOA households received a CC&R ballot in the mail this week. Flyers will be distributed by hand on Sunday by board members. (Ken is coordinating distribution lists.) Jessy will send out a mass email voting reminder this weekend and A-frames will be set up by Monday with voting progress. Personal follow-ups will begin within two weeks for households who had not voted by then. Rosalie and Kerr are following up with new residents who may not have received a ballot.

- c) Grandfathering Mr. Allen: A motion was made and seconded proposing that the current owner of 4 Lagoon Road, Mark Allen, be allowed to continue operating an AirBnB in accordance with City and State requirements starting January 1, 2026. This permission is non-transferable at point of sale to future owners. Motion was approved by a majority of the board.
- d) Summer Get Together: Remy proposed holding a Summer Get Together on **Sunday, June 8, 2025 from 2:00 - 4:00 pm** at the end-of-Riviera cu-de-sac. After discussion, we agreed on this date and to hiring Fiorello's Artisan Gelato serve ice cream as a special attraction similar to last year's Ice Cream Social held in Peacock Gap Park. Mike will follow up with Fiorello's.
- e) Newsletter: Kerr will prepare a newsletter to be distributed by the end of April with a reminder to vote on the CC&Rs and other items as discussed, including the upcoming Summer Get Together, wildfire prep, and weed pull events.

4. Next Meeting

The next regular meeting is scheduled to be held on **Wednesday, May 7, 2025**, at 6:30 pm at a location to be determined.

5. Adjourn

The meeting adjourned at 8:15 p.m.