



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

June 4, 2025

(at Rosalie Weigle's house)

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

Absent: Kerr Fellows

1. Call to Order

Mike Wolpert called to the meeting to order at 6:43 p.m. and thanked Rosalie for hosting tonight's meeting.

2. Approval of Minutes

Kimberly Arnold suggested an update to the draft meeting notes, which was adopted. Larry Andow moved to approve the amended draft minutes from May 7; the motion was seconded by Daryoush Davidi and was unanimously approved.

3. Discussion

i. Updates

a) CC&R voting: Kimberly Arnold reported on current eBallot voting results. To-date: 79% participation. We are still targeting 80+%. Larry thanked Claudia for her help in getting out the vote. There was also universal appreciation expressed for the job Kimberly has been doing to follow-up on households that have not voted, and Larry has been a big help in publishing daily updates from eBallot.

b) Ice Cream Social on June 8 from 2:00 - 4:00 pm: Daryoush has ordered the rental tables and chairs. Larry has bought a one-day liability insurance policy; Mike has coordinated with Tony at Fiorello's. Jessy will bring Board member name tags. She will send out a final email reminder later this week. Board members are requested to arrive at the Riviera Drive cul-de-sac at 1:00 pm to help setup. Mike asked for volunteers to help weed the sandbox at the little playground prior to Sunday.

- c) Financials: Larry reported that as of April 30 we have \$63,190 in th bank, which is about where we were at this time in 2024. There are currently about 100 homes delinquent in paying this year's dues, again about the same as last year at this point. After the revised CC&Rs are approved, we will follow up with more aggressive collection of delinquent dues.
- d) Newsletter: Kerr has asked for input to the summer newsletter. Obviously, the outcome of the CC&R voting will be the feature story.

4. Next Meeting

Due to the 4th of July holiday, our next regular meeting is scheduled to be held on the second Wednesday of the month on **July 9, 2025**, at 6:30 pm at a location to be determined.

6. Adjourn

The meeting adjourned at 7:45 p.m.