



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

July 9, 2025

(at Larry Andow's house)

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

Absent: Hiro Dodd

1. Call to Order

Mike Wolpert called to the meeting to order at 6:38 p.m. and thanked Larry for hosting tonight's meeting.

2. Approval of Minutes

Kimberly Arnold suggested updates to the draft meeting notes from June 4, which were discussed and adopted. Ken Olshansky moved to approve the amended draft minutes; the motion was seconded by Larry Andow and was unanimously approved.

3. Discussion

i. Updates

- a) Financials: Larry reported that as of May 31 we have \$60,983 in the 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, although the number of 3+ year delinquencies has increased.
- b) CC&R voting: Our updated CC&Rs have passed and will go into effect on January 1, 2026. Eighty-one percent (346 of 427 households) voted; overall 70% voted "yes". Percent approval by subdivision broke down as follows: MB-1 69%, MB-2 72%, LG-1 70%, LG-2 100%. Ken Olshansky is following up with our lawyer Steven Lightfoot on the steps required to implement the new CC&Rs.
- c) Ice Cream Social: The ice cream social held June 8 was a huge success with over 100 community members attending.

- d) Collections Strategy Going Forward: We discussed the likely root causes and contributing factors of many delinquencies, including out-of-date homeowner information in EBCommunities' data bases and difficulties with the on-line payment system. (A lot of the owner data errors were discovered during the CC&R voting process.) We discussed a number of approaches to reducing delinquencies, which will be further discussed going forward.
- e) Architectural Review: Proposed plans for improvements at 20 Peacock Drive were discussed and approved by the Board.
- f) Newsletter: In the summer newsletter recently sent to the printer Kerr had announced the proposed dates of two upcoming events — the fall Get-Together on Saturday, October 11 and the Annual Meeting on Saturday December 6, 2025.
- g) Good of the Order:
- Mike encouraged Board members to recruit new members, especially in light of Larry's and John's intended retirements.
 - Daryoush suggested that we should look into what improvements could be made at the kid's playground in the small park at the end of Riviera Drive. John, Larry, and/or Mike will discuss with the City what role the HOA could play to facilitate such improvements. Mike suggested giving \$100 gift certificates to the two City employees who mow and maintain this park weekly in appreciation for their work.
 - Rosalie suggested publicizing in future newsletters what the HOA dues support, including paying for the monthly maintenance of the eleven medians and three entrances to Peacock Gap roadways. This is in contrast to the 24 PSPR medians between Whole Foods and Dutra Quarry, which are maintained by the City at taxpayer expense.

4. Next Meeting

Our next regular meeting is scheduled to be held Wednesday, **August 6, 2025**, at 6:30 pm at Mike Wolpert's house.

6. Adjourn

The meeting adjourned at 8:00 p.m.