



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

August 6, 2025

(at Mike Wolpert's house and via Zoom)

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

Absent: Rosalie Weigle

Guest: Lisa Cush

1. Call to Order

The meeting was called to order by Mike Wolpert at 6:30 p.m.

2. Open Time for Member Input

Lisa Cush, 15 Lagoon Road, joined the meeting via Zoom to ask about what was happening with the Peacock Gap Lagoon this summer. John Harrison responded by describing the on-going steps being undertaken by Sean Barron, a lagoon resident, to mitigate the effects of years of neglect by paying the City to install a nanobubbler to aerate the water and periodically apply muckbiotics to help break down the biomass residing on the bottom of the lagoon. The water quality has greatly improved from a few years ago, but this summer a massive growth of widgeon grass has bloomed creating an unsightly view of the water surface. There have been widespread complaints by many lagoon residents. John forwarded to Lisa a copy of a lengthy email Sean Barron prepared on the history of the issue and steps that lagoon homeowners can take to help mitigate the problem. Lisa was not happy to hear that there no easy fixes. The Board encouraged her to stay involved in helping to work on continuing lagoon improvements. We thanked Lisa for providing her input and said we would advise her of further developments on this topic.

3. Approval of Minutes

Ken Olshansky moved to approve the draft minutes from July 9; the motion was seconded by Larry and unanimously approved.

4. Discussion

- i. Updates

- a) Financials: Larry Andow reported that we ended July with approximately \$47k in the bank. This is down from the \$60,983 one month ago. We were at about the same cash level one year ago at \$46,316. The biggest changes month-over-month are:
\$8,765 for annual insurance premiums for liability, and directors coverage;
\$2,292 to Votenet (aka eBallot) per their completed contract; and
\$2,300 to Kerr and Ken for various event and election expenses.
There were no changes to the total number of delinquencies from the end of May.
- b) Lagoon: We had further discussion of the issue raised by Lisa Cush. Jessy said that she had had a lengthy discussion with Sean Barron about what further steps could be taken to improve the lagoon water quality and surface appearance, including having lagoon residents install “water movers” on their docks at a cost of roughly \$1,800, and having the Golf Club clean up the three islands that are contributing to contribute to the water quality problems. John and Ken were asked the follow-up with the Golf Club. Jessy said she planned to add a section on the HOA website to share information on what residents can do to help. The consensus of Board Members was that the role of the HOA should be to facilitate discussion and communication of solutions to lagoon issues, but not to contribute financially to their implementation because the lagoon is private and there is no community access from which all PGHOA members can benefit. There will be more discussion of the lagoon issues in subsequent meetings.
- c) Board Suggestions: Mike encouraged the Board to recruit new members, given that two current Members have indicated their desire to retire from the Board. Mike will respond to an inquiry from two teenage residents expressing interest in becoming Board members; he will invite them to provide input to the Board at subsequent meetings via Zoom, but not Board membership.
- d) Collection Strategy Going Forward: Larry will request EB Communities to prepare a second notice to send to current delinquent homeowners for Board approval before sending them out. The notice will be sent to an updated list of delinquent homeowners, whose names may not have been correct in the original mailing. Further steps to collect past dues are on-hold pending a decision on potentially changing management companies.
- e) New Management Company: The firm that Hiro Dodd had proposed quoted a \$4,000-per-month fee, which is not affordable. There are two other firms being considered that will be discussed at a subsequent meeting. Kimberly will consolidate the selection criteria document that is posted on-line.
- f) Architectural Review: Nothing to report.
- g) Good of the Order:
- Larry will ask our lawyer, Steven Lightfoot, to contact Ken Olshansky vis-a-vis updating the By Laws and Articles of Incorporation.
 - Kimberly will draft a letter to individual homeowners who need a reminder to keep their trash receptacles out-of-sight between pickups.
 - We discussed and agreed to invite both Station 55 staff and a representative from SRPD to attend our October 11 community event.

5. Next Meeting

The next regular meeting is scheduled to be held on **Wednesday, September 3, 2025**, at 6:30 pm at 3135 Kerner Blvd. immediately following Daryoush Davidi's San Rafael City Council campaign event being held at that location .

6. Adjourn

The meeting adjourned at 8:45 p.m.