



## *Peacock Gap Homeowners Association*

### **BOARD OF DIRECTORS MEETING**

**September 3, 2025**

*(at 3135 Kerner Blvd. and via Zoom)*

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

Absent: Remy Schuler

Guests: Two forty-year+ Peacock Gap residents wishing not to be named

1. Call to Order

The meeting was called to order by Mike Wolpert at 6:43 p.m.

2. Open Time for Member Input

Community members shared concerns about potential non-compliant activity at a neighborhood property including short-term rentals, noise violations and businesses. The Board thanked them for the information and will continue to monitor the situation.

3. Approval of Minutes

After a couple of identified typos were corrected, Jessy Hanley moved to approve the draft minutes from August 6; the motion was seconded by Rosalie Weigle and unanimously approved.

4. Discussion

i. Updates

a) Financials: Larry Andow reported that we ended July with approximately \$43k in the bank. There were no changes to the total number of delinquencies from the end of May. Second notices were just sent out by EB Communities, so next month should see some additional dues payment.

b) Board renewals/recruitment: Five Board member's terms (Mike, Rosalie, Ken, Daryoush, and Hiro) expire at the end of 2025. They all expressed interest in being re-elected for the 2026-2027 term and became nominees. Kerr will include a notice of the Board nomination period in the fall newsletter and Jessy will post it on line. There is currently one open Board seat. Denise Herman has expressed interest in joining the Board. Rosalie knows her and supports her nomination. Denise will be interviewed by other

Board members prior to our October meeting, at which time her membership will be voted on.

- c) Lagoon/Golf Course: Ken reported on an August 13 meeting we had with Nick Lubermersky, an operations manager at the Golf Club, attended by Ken, Mike and John, to discuss our lagoon maintenance concerns. At that meeting, John provided a history and overview of the lagoon issues and stated our understanding that the GC has responsibility for maintenance of the three islands in the lagoon that they own. On August 27 Nick responded that “any questions, concerns, or requests relating to the lagoon should be directed to the City of San Rafael.” Needless to say this is not the response we had hoped for. Jessy is organizing a group of lagoon homeowners to discuss the lagoon maintenance issues and responsibilities. She will report back to the Board at our next meeting.
- d) Newsletter: Kerr drafted a fall newsletter that is being reviewed by Board members, which, as discussed, will be printed as an 11 x 17 tri-fold. She is just awaiting some information from the City on the PGP playground opening and tennis court resurfacing schedules before finalizing it and sending it to the printer by early next week.
- e) Fall Community Event: We discussed the preparations for our planned October 11 Get Together in the Riviera Drive Cul-de-Sac between 2:00 - 5:00 pm. The SRFD Station 55 and SRPD will both be participating. This year we discussed also hiring a face painter for the kids. Otherwise, the preparations will be very similar to last year’s event.
- f) New Management Company: Kimberly consolidated the selection criteria document posted on-line. Rosalie has spoken with Collins Management Co., a family-owned company currently managing Peacock Estates and Peacock Court HOAs. She will be prepared to brief the board on their qualifications and estimated cost to support PGHOA at our next meeting.
- g) Architectural Review: New solar panels were approved for 6 San Marino. We also discussed several requests received for the HOA to resolve issues that are not under our purview. Rosalie will be responding.
- h) Good of the Order: Kimberly drafted a form letter to be sent to individual homeowners who need a reminder to keep their trash receptacles out-of-sight between pickups. Kerr will print it out on PGHOA letterhead.

5. Next Meeting

The next regular meeting is scheduled to be held on **Wednesday, October 1, 2025**, at 6:30 pm. **Post script**: As October 1 marks the start of Yom Kippur, the meeting was postponed until October 8, and will be held at Hiro Dodd’s house.

6. Adjourn

The meeting adjourned at 8:20 p.m.