



Peacock Gap Homeowners Association

BOARD OF DIRECTORS MEETING

October 8, 2025

(at Hiro Dodd's house and via Zoom)

Present: Kimberly Arnold, Daryoush Davidi, Hiro Dodd, Kerr Fellows, John Harrison, Ken Olshansky, Remy Schuler, Rosalie Weigle

Absent: Larry Andow, Jessy Hanley, Mike Wolpert

1. Call to Order

The meeting was called to order by John Harrison at 6:35 p.m. John thanked Hiro for hosting this meeting.

2. Open Time for Member Input

- a) Following up on last month's community member input, Kimberly Arnold will draft a letter for EB Communities to send to the homeowner of the property with potential non-compliant activity putting them on notice that as of January 1, 2026, when the revised CC&Rs are in effect, they can expect PGHOA to take appropriate action if the alleged non-compliant activities are observed to persist.
- b) We discussed the appropriate response to complaints of trees blocking views, by referring them to the revised CC&Rs Section 5.22. Trees and Views, and Article VII, Section 7.3(c) on the resolution of disputes. Owners should seek advice from a tree attorney should they wish to pursue legal recourse.

3. Approval of Minutes

Daryoush Davidi moved to approve the draft minutes from September 3; the motion was seconded by Kimberly Arnold and unanimously approved.

4. Discussion

i. Updates

- a) Party Details: We discussed preparations for this Saturday's Fall Get Together, on October 11, from 2:00 - 5:00 pm. Daryoush described the rental tables, chairs, (including kids tables and chairs), table cloths, plates, cups, silverware, drinks, chips, and cookies he has ordered; he will bring the wine donated by 689 Cellars. Hiro discussed the food pickup from Nuggets (in Novato) with Kimberly's help. Remy, John and Mike will bring coolers with ice. Mike will bring the tents. Kerr has arranged for a face painter, and will bring table decorations, kids crafts and pumpkins. Jessy will provide sign-in sheets, name tags, and decorations. Kimberly and Hiro will bring speakers and music. Daryoush has arranged for representatives from SRPD and SRFD (Station 55) to be attend. The Dodds have arranged for

Fiorello's to provide ice cream. Larry arranged for insurance coverage. Everyone will meet at the Riviera Cul-de-Sac by 1:00 pm to help set up.

- b) Board Nominations: Denise Herman and David Isreal have expressed interest in joining the Board. Arrangements will be made prior the November meeting for existing board members to interview both of them as to their interests and qualifications.
- c) Lagoon Update: John provided a brief update on the status of the Peacock Gap Lagoon. The summer algae blooms have now receded. Discussions among lagoon residents on future preventive steps are on-going.
- d) New Management Company: Kimberly will consolidate the selection criteria document that is posted on-line. Board Members have been requested to review and comment. Rosalie will reach out to Collins Management Company to discuss their capability of meeting our needs. They currently manage the Peacock Estates and Peacock Court HOAs.
- e) Architectural Review: The view issue at 140 Riviera Drive has been resolved by cutting back a Yucca plant. The 51 McNear Drive boarded-up window issue has not yet been resolved, but there are signs of imminent changes at that address.
- f) Financials: Via an email Larry Andow had reported that as of August 31 the PGHOA had \$43,657 in the bank, basically unchanged from the \$43,157 of a month earlier.
- g) Event Sponsorship: Discussion deferred until November.

5. Next Meeting

The next regular meeting is scheduled to be held on **Wednesday, November 5, 2025**, at 6:30 pm. Ken Olshansky has offered to host this meeting.

6. Adjourn

The meeting adjourned at 7:45 p.m.