



## *Peacock Gap Homeowners Association*

### **BOARD OF DIRECTORS MEETING**

**November 5, 2025**

*(at Ken Olshansky's house)*

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

Absent: Hiro Dodd, Jessy Hanley

Guest: Denise Herman

1. Call to Order

The meeting was called to order by Mike Wolpert at 6:37 p.m. Mike thanked Ken for hosting this meeting and welcomed Denise Herman.

2. Open Time to Meet Members

- a) Denise Herman introduced herself to the board and each of the Board Members provided a short self-introduction and described their roles, interests and involvement in on-going board activities. Denise expressed her interest in joining the Board and in possibly serving as Secretary.

3. Approval of Minutes

Mike Wolpert moved to approve the draft minutes from October 8; the motion was seconded by Ken Olshansky and unanimously approved.

4. Discussion

i. Updates

- a) Party Recap: We discussed this year's Fall Get Together held on October 11. While the turnout was less than last year's event, it was a big success, and the addition of face painting and serving ice cream in particular enhanced the experience. The Station 55 SFRD extended participation was also appreciated. We discussed the need to advertise future events earlier and use banners at the main entrances of Peacock Gap rather than A-frames to attract higher turnout. Also it was suggested scheduling future events on a Sunday rather than Saturday to minimize conflicts with other fall activities. Daryoush suggested also promoting neighborhood trick-or-treating next year with a short get together in the Riviera cul-de-sac on Halloween.
- b) Event Sponsorship Policy: As the PGHOA is financially stable, Larry proposed a donation policy to maintain our neutral and fiduciary role on behalf of all 427 Peacock Gap homeowners. After discussion the Board unanimously approved the following motion: "PGHOA does not accept commercial donations, sponsorships, or

corporate co-branded marketing of its events or activities. We cannot acknowledge such donations or permit to be published by a third party the acceptance of any gift other than to identify such donors as ‘Anonymous’.”

- c) New Management Company: Kimberly had requested Board Members to review and categorize selection criteria posted on line as either mandatory or desirable. We discussed and agreed on a final list, which Kimberly will incorporate into a Request for Proposal for Rosalie to provide to Collins Management Company to prepare a cost proposal.
- d) Annual Meeting: Kerr posted last year’s slides for members to update for this year’s meeting scheduled for December 6 at 10:00 am via Zoom. Daryoush Davidi will lead this year’s meeting since Mike has a conflict.
- e) Architectural Review: Discussed the view issue at 144 Riviera Drive raised by the homeowner who lives in Chicago. She has indicated that she plans to send a letter to the management company, which we will respond to when received. The 51 McNear Drive property has been bought by a flipper and is scheduled to close soon. They have been advised of the delinquent dues that must be paid before closing. Rosalie has also responded to several complaints about barking dogs.
- f) Short-term rental violations notice: We discussed and agreed upon a cease and desist notice that Kimberly had drafted that will be sent via Certified Mail to the owners of 177 San Marino Drive citing apparent violations to both the City’s and PGHOA’s new CCRs short term rental requirements. Kimberly will also respond to a noise complaint by this owner against a neighbor.
- g) Board Nominations: Board nominations received from Denise Herman and David Isreal will be voted on in December.
- h) Financials: Larry Andow reported that as of the the end of September PGHOA had \$43,157 in the bank, basically unchanged from a month earlier. We were near the same cash level one year ago when we had \$44,420 in the bank. A second dues notice sent by EC Communities substantially reduced the number of delinquencies.
- i) Newsletter: Kerr requested input from everyone for the winter newsletter that she will prepare to be sent out in early January 2026.
- j) CC&Rs: Mike advised that the revised CC&Rs will be recorded with the City by this Friday.

5. Next Meeting

The next regular meeting is scheduled to be held on **Wednesday, December 3, 2025**, at 6:30 pm at a location to be determined.

6. Adjourn

The meeting adjourned at 8:40 p.m.