

DRAFT



Peacock Gap Homeowners Association

ANNUAL MEETING MINUTES SATURDAY, NOVEMBER 5, 2011 PEACOCK GAP CLUBHOUSE

CALL TO ORDER

President Greg Faulkner called the meeting to order at 10:40 a.m. Twenty-four residents and five guest speakers were present. Lacking a quorum, minutes of the 2010 annual meeting were forwarded to the Board for approval at their next meeting.

PRESIDENT'S STATE OF THE ASSOCIATION

- ~ The Board's goal this year was clear communications and results, so not only has use of the web site been expanded, but two information meetings were held in the spring to bring residents up-to-date on Association issues.
- ~ There were six small claims actions against the Association in 2011, with the Association prevailing on all six. A seventh has been filed and will be heard later in November.
- ~ A number of issues will be resolved when the governing documents have been brought current. The hope is to have that project completed in 2012. Residents were encouraged to contact Board members with any questions.
- ~ The contract with Cagwin & Dorward has been expanded to encompass more maintenance.

TREASURER'S REPORT

John Iavarone noted that the annual fee will remain \$109 in 2012, as it's been for the past three years. Only about 6% of the residents are failing to pay their share of the expenses. A coupon will be sent to owners in December which should be returned with the payment.

The expense that stands out in the new budget is for legal costs, caused not only by the suits against the Association, but also the cost involved in bringing the governing documents current. Insurance quotes are being sought.

MEDIANS COMMITTEE REPORT

Committee Chair Tom Loucks reported that phase one work continues to be expanded with the addition of weed control and sight-line trimming added to the contract.

The Board has also initiated phase two, to add irrigation to three medians on Riviera. As funds allow, solar lighting will be added to all of the entryways.

ELECTIONS

Since there were no additional nominations, the slate presented by the nominating committee – John Iavarone, Tom Loucks, Elise Brinck, Rosalie Weigle, Ed O’Neill and Catherine Newhall (all incumbents) – was re-seated without balloting.

GUEST SPEAKERS

San Pedro Road Medians Beautification – Andrew Perry, Chair, reported the project approved by voters in June encompasses 4.5 miles and 29 medians. It’s gone out for bid and the landscape architect may be decided at the Nov. 8 City Council meeting. Since there are plans to repave San Pedro Road in 2012, however, planting may not begin until next fall or even spring of 2013. Drought-resistant, native plants will be selected. It is hoped all public areas along the roadsides can also be included in the project scope.

Web Site – Peter Rieks, webmaster, said the site size has increased by 25% in the past year, now including information on the golf club, medians projects, meeting minutes, pictures and governing documents. Under discussion for the coming year are the possible addition of blogs, “classified ads,” vendor recommendations, etc. Catherine Newhall has been appointed Web Site Chair.

Peacock Gap Golf Club – General Manager Kelly Percich reported the Range’s full-service restaurant with indoor and outdoor facilities will be open soon. Local residents will be invited to an opening celebration. Once it’s open, main clubhouse restoration will begin. It’s anticipated it will take six months to complete. The plan is to make it an event center for Marin, accommodating up to 2,000 people. In response to questions, she said no pool, spa or gym facilities are part of current planning.

Disaster Preparedness – Angela Del Ponte, Marin Office of Emergency Services, cited the fact there are approximately 50,000 people in San Rafael during the evening and twice that number during the day. The number of emergency services personnel is 23, so individuals must be prepared to take care of their families for up to seven days in the event of an emergency. A number of resources are provided by the county, including *Get Ready Marin* and *CERT* classes.

China Camp – Peacock Gap resident Louise Lipsey spoke about the impact that may result on the area if China Camp is closed as planned next July. A major fear is that it won’t keep people out, ending only the supervision of visitors. Residents were encouraged to help keep the park open and staffed by contacting friendsofchinacamp@gmail.com.

QUESTIONS & COMMENTS

In response to questions, the Board said it isn’t known what the 2012 future holds regarding any additional suit filings and thus potential future defense legal fees.

Maribeth Lang was thanked for her work on the annual social event. The Board is open to resident's suggestions concerning the types of events to hold.

Regarding concerns about sidewalk conditions, it's been confirmed that the City has no funds for repairs, so owners must take responsibility for rehabilitation. Since the lot lines extend to the curb, owners do have liability for accidents.

ADJOURNMENT

There being no further business, the meeting adjourned at 12:30 p.m.