



Peacock Gap Homeowners Association

February 9, 2008, 10:00 AM Board Meeting

Present: Campbell; Lang; O'Neill; Isotalo; Stern, constituting a quorum.

Approval of the prior meeting minutes was deferred and the financial report was also deferred due Weigle's unavoidable absence.

A letter from a neighbor to the City Council and City Manager was distributed. In it, she complained about the PGHA process used to raise project funds. The effect was to move our project out of the "official" queue.

The discussion then focused on the challenge the board faces in pursuit of the goal of enhancing the character and property values of the neighborhood through improvements to and maintenance of entry ways and medians.

While we had planned to invoice owners an incremental charge that had been discussed at the annual meeting, the invoices went out at the usual \$24 and \$48 levels due in part to not getting the information in to RealManage timely enough, and partly to an apparent "misplacement" of the instruction given to the property manager not to release the mailing without a PGHA cover letter and modified billing levels.

While the above put us behind hoped-for 2008 financial expectations, together with the near \$0 2008 starting position, it did trigger discussion of how to assure that the PGHA has on-going adequate funding.

The run down in the 2008 starting position was attributable in part to the dispute with 3 Peacock Lane to protect the neighborhood's view corridor at the top of Peacock Drive. That effort also drained board resources away from efforts to improve communications and to move forward with CC&R revisions.

After lengthy discussion it was decided to determine if the PGHA does indeed fall under the provisions of the Davis-Stirling Act, which provides clear-cut procedures for budgeting and assessing, and a whole host of other regulations as well. It was agreed to try to get some clarity by the next meeting on February 25, 2008.

The meeting was adjourned at 11:15.