



Peacock Gap Homeowners Association

June 9, 2008 Board Meeting

The meeting was called to order at 7:15 P.M.

Present: Isotalo; Stern, Lang, Loucks, O'Neill and treasurer, Weigle, constituting a quorum. Also present, Ted Johnson.

Approval of the minutes of the May 12, 2008 meeting was deferred.

Weigle reported no change to our fundamental financial situation.

Tom Loucks updated the board on the medians project. The golf club may be contributing some funds. On-going maintenance guarantees remain a key to progress. There is some question whether Peacock Estates will proceed on its own re: the small median at the Biscayne Drive. Supervisor Adams continues to indicate that she will allocate a portion of her '09 funds to the project.

The results of the recent vote on revising annual fees to support: 1) increased operating costs, and 2) medians maintenance. The results for 1) were 54% yes, 46% no. The results 2) were 60% yes, 40 % no.

The above outcome led to a discussion of possible "lessons learned" from the vocal minority present at the May 15 informational meeting. Despite the board's best efforts to be clear and candid in the ballot cover letter, some owners found the letter unclear and the vote process confusing. There was consensus that, in the next "iteration, there would need to be some accommodation to the points of view expressed at the meeting.

The voter "turnout" of 62.7% was discussed as higher than many local and state election turnouts, but lower than expected due the specifics of the fee increases. It was speculated that perhaps \$109 per year is not particularly material to many owners.

The meeting was adjourned at 8:30 P.M.