



Peacock Gap Homeowners Association

May 12, 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.

The minutes of the April 15, 2008 meeting were approved.

Weigle reported no change to our fundamental financial situation.

The principal purpose of the meeting was to discuss and agree format and flow for the Thursday May 15, 2008 special meeting of owners that was announced in the recent ballot mailings concerning increasing PGHA assessments plus assuring funding of annual maintenance for the proposed medians cooperative project with the City.

A recent email update on the medians project from Andy Preston, Public Works Director, was read and is attached. It was agreed to share it with attendees at Thursday evening's meeting.

The essential purpose of Thursday's meeting is viewed as Q and A. The proposed increased operating budget will be described as transitional/temporary, awaiting revised CC&R's. We agreed that a non-confrontational, candid approach was best and to emphasize our interpretation of the Articles of Incorporation, which call for acting in the best interests of the PGHA.

Several different potential questions from the May 15 audience were defined together with appropriate responses.

The eventual ballot-counting process was discussed, along with some concerns that had been raised about who should conduct the count. The board opted not to pre-tally or preview results or to track addresses of votes as they arrive at RealManage.

The meeting was adjourned at 9:00 P.M.

Leo, we have negotiated a design fee with Ralph Alexander and prepared the Professional Services Agreement (PSA). This takes a considerable time especially the PSA with getting approval from his insurance and our legal department. I signed the PSA today and now it needs to be signed by Ken Nordhoff and returned to Ralph. I anticipate that design work will start immediately and anticipate preliminary plans within a month. The nice thing about Ralph's firm is that they do all their own irrigation design so should be able to obtain design approval from MMWD fairly easily. The overall schedule is unchanged with design completion in the summer and construction in the fall. All of this is contingent on the HOA being able to raise the funds to maintain the new medians. I understand from Tom that there's a HOA meeting on Thursday to discuss raising the dues to pay for the maintenance. Good Luck. At the moment we are proceeding assuming that you will be successful.

Andy

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