

Notes on a Special Homeowner meeting May 15, 2008

A special informational meeting of homeowners was held, as announced in a May 1, 2008 letter and ballot (copy attached) concerning the board-recommended increases in annual fees in support of pending medians maintenance requirements and increases in operating costs. Other than board members present, 23 properties (about 5% of our 427 homes) were represented.

Board members summarized the importance of proceeding with the plan to complete a City/PGHA joint project to re-do the badly deteriorated medians on Riviera Drive and Peacock Drive and to maintain them afterward as required by the City. A \$200 per home landscaping surcharge was levied for 2007 and set aside only for the purpose of working with the City to develop this neighborhood-enhancing project.

The ballot proposed an annual charge of \$40 for landscape maintenance (to be kept in a separate account) and \$69 for the operating budget (the latter to be limited near-term to increases of not more than 10%).

Questions were raised about the board's authority to propose increasing charges from the \$24 limit in the 1962 CC&R's. The PGHA Corporate Charter was cited as the defining document for the organization's purposes and related board power to assess fees. In addition, it was reminded that the question was being put to a vote of the owners and that the board hoped that a majority of the forthcoming votes would agree to support the two propositions.

Board members responded to questions about administrative costs, legal costs, and the BBQ, to which some owners objected and recommended that supplemental fees be charged for attendees. Board members cited the dramatic increase in the event's attendance over the past few years and the 2006 event's key role in kick-starting the medians overhaul project discussions with the Department of Public Works.