



Peacock Gap Homeowners Association

Board Meeting Nov 19, 2008
Re-convened Dec 6, 2008 and Jan 17, 2009

A quorum was present at each of the sessions.

The initial session on Nov. 19, 2009 was held immediately following the annual meeting of owners. Following a quick review of the annual meeting's discussion and owner-raised issues about the landscaping project and related HOA-financing/dues/assessments questions, the meeting was adjourned to Dec. 6, 2008. A change of property managers from RealManage to E.B.M.C. was approved.

There was discussion at the Dec. 6, 2008 meeting of the neighborhood's medians landscaping funding issues and the need to publish a letter further explaining the rationale for the board's continuing medians efforts with that project on behalf of the neighborhood through a private-public partnership with the City of San Rafael. Another meeting is scheduled for Dec. 8, 2008, with the Dept. of Public Works. This project continues to be seen by the Board as consistent with the board's overall responsibilities to the neighborhood.

Although offering to step down, Leo Isotalo was re-elected board President. Paul Husby was elected to the Vice-President's slot. Ray Weigle agreed to continue as Treasurer and Ted Johnson is to continue as the "Corporate Secretary", subject to his willingness to continue in that capacity.

Consideration of filling the board one-year term vacancy was deferred, although it was noted that there were two volunteers at the annual meeting.

At the January 17, 2009 session, there was discussion of EBMC's Dec. invoice mailing, which, although not requested by PGHA, was within EBMC's normal procedures. The procedure at RealManage usually required a cover letter from the PGHA, but we did not timely request that step with the new managers. There has been a spate of refund requests in response to the flyer distributed in the neighborhood. There was considerable discussion of appropriate communication tone and content.

There was general agreement that the PGHA board should adopt a more formal, traditional, organized operating procedure in the future. Debate continued over just how and when to issue a response to questions raised by some owners about landscaping charge refunds, legal implications, etc. The consensus was that we needed some guidance from the Board's attorney, Wanden Treanor, given the board's previous conclusions that it has overarching responsibilities to undertake pretty much any/all activities that are in the interests of the neighborhood's 427 owners.

The board vacancy question was again deferred.