



## *Peacock Gap Homeowners Association*

September 27, 2008 Board Meeting

The meeting was called to order at 10:05 A.M.

Present: Isotalo, Lang, Loucks, O'Neill, Kosloff, Brito, Johnson and treasurer, Weigle, constituting a quorum.

The minutes of the May 12, 15, and June 8, 2008 meeting were approved.

The remaining openings on the '08-10 slate were discussed and contact assignments agreed.

After lengthy discussion, it was agreed to place delinquent landscape surcharge owners into a "suspend billing" and "pending" list instead to be re-invoiced annually instead of re-invoicing periodically throughout the year. It was recognized that RealManage accounting routines may require internal "write-off" of those delinquent owners. It was noted again that, although the PGHA corporate charter empowers the board to levy such charges for the benefit of the neighborhood, the ability to lien properties for such non-payment is limited by the current CC&R's.

The 2009 budget of a \$109 annual charge per property, as approved in the May, 2008 vote was approved, with director Lang objecting to the reduction in BBQ/owner activities line item to \$5,000 from \$8,000. Other adjustments were also made, including web-site start-up at \$2,500, based on a "hard" price quote from a developer.

There was discussion of the challenges presented by being a relatively small client with special requirements (e.g., cash-based accounting) in a large, "standard procedure" oriented service firm driven by condo/CID/Davis-Stirling procedures.

Director Loucks gave an update on the medians project progress. The DPW has confirmed that there is a viable water supply to all five medians on Peacock Drive, but only to the main, entry median on Riviera Drive. A meeting with DPW to review contract details is scheduled.

The annual meeting was set for November 19, 2008.

The next meeting was scheduled for October 15, 2008.

The meeting was adjourned at 11:25 A.M.