



Peacock Gap Homeowners Association

May 6, 2009 Board Meeting

The meeting was called to order at 7:35 P.M. at the Peacock Gap Golf & Country Club.

Present: O'Neill; Lang; Stern; Loucks; Stern; Husby; Isotalo, constituting a quorum. Ray Weigle, Treasurer, attended, as did Trudy Morrison of E.B.M.C.

The minutes of the March 29, 2009 meeting, at which the formal resolution was adopted re: the Board's responsibilities and authority to increase assessments, were approved.

Husby and Stern, acting as a committee to interview board candidates, reported to the board on the two candidates considered and recommended that Rosalie Weigle be elected to a vacancy. Approved unanimously.

Treasury and related administrative issues: Ray Weigle summarized the assessment collections status. E.B.M.C. will write a new assessment collections letter to mail to owners with outstanding balances. The Board concluded that amounts billed were to be as per the March 29 resolution, and that no refunds of previous payments were to be entertained. The board will consider contracting additional services with E.B.M.C.

Weigle resigned as Treasurer, effective immediately. The Board offered a unanimous vote of appreciation for Ray's many years in that office. He expressed his thanks to the Board and summarized the dramatic changes that occurred during his tenure.

Richard Stern was unanimously selected to serve as Treasurer, effective immediately, with all the responsibilities and powers attendant to that office. He will be the principal liaison with E.B.M.C. re: treasury and accounting issues and will coordinate appropriate signatory changes with financial institutions, as necessary.

Following an update by Tom Loucks on the progress of the medians project, and re-discussion of alternative implementation plans for Riviera Drive and Peacock Drive, a resolution was approved to landscape Peacock Drive first due available irrigation system, and to do entry median landscaping and major clean-up and refreshing of Riviera's other medians until a second phase, to include irrigation installation, can be completed there. These decisions were taken as the most practical, and the best use of funds available, even given the potential for neighborhood perceptions of imbalance or unfairness.

Isotalo stated that he was stepping down as Board President, effective June 1, 2009.

The meeting was adjourned at 8:45 P.M.