



Peacock Gap Homeowners Association

BOARD MEETING MINUTES

WEDNESDAY, APRIL 7, 2010

PEACOCK GAP CLUBHOUSE

1. Board Members Present: Faulkner, Husby, Lang, Isotalo, Colton, Weigle, Loucks, McBride and Brinck. Absent: Kosloff, T. O'Neill, E O'Neill and Yountchi. Also present Ted Johnson, Corp. Secretary Emeritus, and Mark Koenig, median project coordinator.

2. Call to Order: The meeting was called to order at 7:15 p.m. Minutes of the January 13 and March 3 meetings were approved as amended.

3. President's Report

a. Two notices (one certified, one hand-delivered) have gone to an owner on impeding an easement. President to confirm any further action should come from Chapel Cove as they hold authority over the easement.

b. The Board recognizes that tree growth and associated view impact in practicality a neighbor-to-neighbor issues. The PGHA does have some authority on such issues as referenced in the current CC&Rs. The president submitted a copy of a proposed concept letter in an effort to encourage neighbors to communicate with one another on such issues. The Board will consider adopting the concept.

c. The Board agreed to set aside the CC&Rs fence height restriction (since the neighbors agree) as long as the owners are in compliance with relevant municipal codes.

4. Treasurer's Report

Treasurer's Report was tabled due to the treasurer's absence.

5. Committee Reports

a. The Architectural Committee has no objections to the landscaping plans for 48 Lagoon, but will suggest the owners check with the city.

b. The Bylaws Committee has determined the Articles and CC&Rs should be completed first to ensure there are no conflicts in the governing documents.

c. The CC&Rs Committee plans to meet in April.

d. The Collections Policy Committee is discussing Small Claims Court for owners owing the Association the greatest amounts.

- e. A newsletter will be published in May. The Board agreed minutes are not to be posted to the web site until they have been approved (i.e., not in draft form).
- f. A community function may be planned by the Events Committee in conjunction with the presentation of the new medians.
- g. There have been no volunteers for a safety committee.

6. Old Business

- a. Medians Report: Riviera and Peacock are virtually completed. Due to lack of water, oleanders were retained on medians 2, 3 and 4; hardscape was also added. Lang made a motion, seconded by McBride, to have Cagwin & Dorward also provide landscaping for the Biscayne and San Marino entries at a cost of \$18,000. There was discussion of adding solar lighting several places, but was tabled pending further investigation.
- b. The proposed delinquency policy is to be included with a reminder to owners who have unpaid association fees. The Board agreed late fees will be added to those who have not paid within 30 days of the mailing. Isotalo was opposed.
- c. With the exception of Colton who abstained, the Board approved a resolution highlighting the supporting basis for the past Davis-Stirling decision as well as confirmation to the inapplicability of the Davis-Stirling Act to the Peacock Gap Homeowners' Association.
- d. The Corporate Secretary Emeritus has confirmed that Association members in good standing can be covered by the Association's liability insurance policy.

7. Adjournment: The meeting adjourned at 10:30 p.m. The next meeting will be Wednesday, May 5, 7 p.m. at the Peacock Gap Clubhouse.