



Peacock Gap Homeowners Association

**MINUTES - BOARD MEETING
WEDNESDAY AUGUST 11, 2010 7-10 PM
PEACOCK GAP COUNTRY CLUB**

1. Call To Order
Meeting was called to order by President Faulkner at 7:10 PM.
2. Roll Call
Present: Faulkner, Husby, Lang, Isotalo, Colton, Weigle, E. O'Neill.
Absent with Excuse: Brinck, Loucks.
Also Present: Treasurer Tom O'Neill, Medians Committee member and Project Manager Mark Koenig, CC&R Revision Committee members John Lannom, Bob David and Jerry Kenney.
3. Approval of Minutes
The July 10, 2010 Board meeting minutes were approved as presented.
4. Treasurer's Report
The Treasurer presented the July 2010 Balance Sheet, the January-July Income Statement, the budget comparison through July 2010 and the Collections Report. He also reported that significant progress is being made with EBMC on the requested cleanup of all accounts and reports.
5. President's Report
 - a. The President reported that the insurance premium increase to cover the constructed medians and entryways for property and liability is \$418.00.
 - ▶▶ It was moved, seconded and approved to pay the increase in premium from the medians maintenance account,
 - b. The President reported that in the effort to clean up the financials, decisions needed to be made regarding those assessment accounts that are not in balance.
 - ▶▶ It was moved, seconded and approved to instruct EBMC to recalculate the interest rate charged on delinquent accounts and to reimburse if appropriate.The Board directed that in concert with the Collections Policy EBMC is to take the cost of billing into account before attempting to collect small sums that are fee-only.

- c. The President reported that Andrew Perry of the Pt San Pedro Road Median Beautification Committee had contacted him and requested a donation to the Committee.
 - ▶▶ It was moved, seconded and passed that the PGHA donate \$1,000 to the Pt San Pedro Road Median Beautification Committee.
 - There were three nays: Faulkner, Isotalo and Lang.

- 6. Communications Report (Colton)
 - a. Newsletter – Articles for the next newsletter are nearing completion except for picnic information.

 - b. Website – The website will be one year old on September 1 and an e-celebration is planned. Twitter can be made available from/to the website at no cost; the Board did not express interest at this time.

- 7. Committee Reports
 - a. Architectural Committee (Weigle) – The Board gave direction regarding the easement at Riviera Dr. and Pt San Pedro Rd.

 - b. By-Laws Revision Committee (Colton) – The Board was given a final draft to review last month with a vote to approve/disapprove due at this meeting.
 - ▶▶ It was moved, seconded and passed to table the By Laws revision at this time with the exception of the change to voting for Directors by secret mail ballot.

It was further clarified that a Resolution to this effect would be created with assistance of counsel and posted on the website.

 - c. CC&R Revision Committee (Isotalo) – The Board was given a first rough draft to review last month, and three members of the committee were present to take input from the Board’s review of the document and to answer questions. The Committee will rework the draft and return to the Board.

 - d. Events Committee (Lang) – The Board was updated on two potential chefs, other amenities and the budget. The Board gave direction about use of tickets to control entrants and food utilization, and about collecting money through sale of tickets, a raffle and donations. The date and time are tentatively set at either Sunday September 12 or 19, and from 3 PM to 6 PM or 3:30 PM to 6:30 PM.

 - e. Medians Committee (Loucks) – Koenig reported that the medians maintenance contract is signed; the crews will work on Thursdays. Six small plants on Peacock have been identified as needing replacement; they have a one-year warranty and the crews will replace them. Deer eating the plants on Peacock will be discouraged by some means, and all the olive trees will be given larger wells for water collection. The crews will remove the weeds in the sidewalks adjacent

to the entrances where the crews will be cutting the grass. The city budget does not allow for street sweeping anymore, except that the city will pick up the leaves from the gutters at least once in the fall. The Board instructed Koenig to meet with the contractor and determine the best solution for the PGHA easement at the southwest entrance to Riviera Drive.

- f. Neighbor-To-Neighbor Committee (Lang) - This committee has not assembled but expects to do so once the picnic is over.
8. Old Business
- a. There was no old business.
9. New Business
- a. A Nominations Committee and a Budget Committee will be appointed and begin their work soon.
 - b. There was general agreement that a suitable appreciation for members who have provided valuable service to the Board and the PGHA should be delivered at Annual Meetings.
 - c. The President will ask EBMC to clarify our tax procedures.
10. Next Meeting and Adjournment
- The next meeting will be September 1st at 7 PM at the Country Club.
The meeting was adjourned by the President at 10:35 PM.