



Peacock Gap Homeowners Association

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BOARD MEETING MINUTES

SATURDAY, JULY 10, 2010

PEACOCK GAP CLUBHOUSE

1. Board Members Present: Faulkner, Husby, Lang, Isotalo, Colton, Weigle, E. O'Neill, Yountchi, Loucks and Brinck. Absent: Kosloff and T. O'Neill, treasurer. Also present Mark Koenig, Median Committee.
2. Call to Order: The meeting was called to order at 9:35 a.m. Minutes of the June 2 meeting were approved as presented.
3. President's Report

Greg Faulkner reported he and the treasurer are working with EBMC to eliminate both the delinquencies and credits so that the financials will be clean and current by the annual Member Meeting. This includes eliminating the so-called reserve accounts and segregating the general operating and median maintenance funds into separate accounts.
4. Treasurer's Report

The report was tabled due to the treasurer's absence.
5. Committee Reports
 - a) The Medians Committee reported the attachment of Peacock logos will be reviewed to deter additional thefts. A proposal from Cagwin & Dorward was presented for on-going median maintenance. The Board voted to accept Option 2 at a cost of \$334/mo.
 - b) The Bylaws Committee asked Board members to come to August meeting prepared to vote on the revisions.
 - c) The first draft of the CC&Rs revisions will be discussed at the August meeting.
 - d) The Architectural Committee reported new owners have requested approval to change the fence encompassing more of their lot, and to replace existing cedar trees which were mistakenly planted by the city. They're to be asked to install story poles indicating the height and location of the proposed fencing. A design plan for other work will be requested as well.

- e) The August newsletter will announce the Association picnic, tentatively scheduled for Sept. 12 or 19, 4-7 p.m. at Peacock Park. There will also be information on the San Rafael Tree Ordinance which goes into effect in 2011, vegetation encroaching on walkways and a report number to alert the police of speeders within the complex.

6. Old Business

- a) The Board discussed increasing the insurance deductible as a means of lowering premiums, while establishing an escrow account to cover deductible costs. The medians will be added to the Association policy.
- b) The Board re-confirmed its policy of requiring owners to talk with each other prior to involving the Association in neighbor-to-neighbor disputes.
- c) Board members agreed Peacock Park should not be used for commercial purposes in general and specifically not a tennis clinic.

7. Adjournment: The meeting adjourned at 12:30 p.m. The next meeting will be Wednesday, August 11, 7 p.m. at the Peacock Gap Clubhouse.