



Peacock Gap Homeowners Association

www.peacockgaphoa.org

BOARD MEETING MINUTES WEDNESDAY, SEPTEMBER 1, 2010 PEACOCK GAP CLUBHOUSE

1. Board Members Present: Faulkner, Husby, Lang, Colton, Weigle, Loucks and Brinck.
Absent: Isotalo, E. O'Neill, Yountchi, Kosloff and T. O'Neill, Treasurer.
2. Call to Order: The meeting was called to order at 7:35 p.m. Minutes of the August 11 meeting were approved as presented.

3. President's Report

Greg Faulkner reported he and the treasurer are making progress in getting the financials up-to-date. One of two old reserve bank accounts remains to be closed. Checks will be sent to the five owners who have credits related to overpayments of interest charges.

The Board approved suggested journal entry adjustments to help with the clean up effort.

4. Committee Reports

- a) The Medians Committee reported the deposit held by the city will be returned in full. The Board approved solar lighting as a means of deterring vandalism and preserving the integrity of the monuments and categorizes such expense as a function of Medians Maintenance. While the project was approved in concept, the details are yet to be realized and hence a budget and a specific work contract were delayed. Tom Loucks voted against the decision

Since experts disagree on the health of the olive trees, a third opinion will be obtained.

The Board asked for details of the proposed costs for Phase 2.

- b) The Board approved the section of the proposed Bylaws Committee which states:

“VOTING RIGHTS AND MEMBER MEETINGS – Eligibility to Vote. Only members in good standing shall be entitled to vote. In order to be in good standing, a member must be current in the payment of all assessments levied against the member's property”, along with other voting parameters.

The full resolution will be mailed to all owners.

- c) Discussion of the CC&Rs revisions was tabled.
- d) Tom Loucks and Elise Brinck were appointed to the Nominating Committee, which Brinck will chair.
- e) Appointed to the Budget Committee were Tom O'Neill, Paul Husby, Greg Faulkner and Maribeth Lang, with Merilee Colton serving as chair.
- f) The Landscaping Committee received approval to have Cagwin & Dorward install sod on a PGHA landscape easement, at a cost of approximately \$1,600, final number to be verified. (Editors note: actual final bid costs show to be \$1809.00) Work continues in researching options for other PGHA landscape easement modification.
- g) The Events Committee has scheduled Sept. 19, 3-6 p.m. for the annual picnic at Peacock Park. Tickets will be sent to all members in good standing. Other members may purchase tickets for \$15 each.

5. Executive Session

The Board met in executive session from 8:15 to 8:30 to discuss a legal issue.

6. New Business

With the exception where the CC&Rs specifically allow / mandate PGHA involvement.... the Board determined that matters between neighbors and/or neighboring properties are not Association issues, but members may volunteer to help personally if they wish to do so.

7. Adjournment: The meeting adjourned at 9:40 p.m. The next meeting will be Wednesday, October 6, 7 p.m. at the Peacock Gap Clubhouse.