



# *Peacock Gap Homeowners Association*

[www.peacockgaphoa.org](http://www.peacockgaphoa.org)

## **BOARD OF DIRECTORS MEETING MINUTES WEDNESDAY, AUGUST 3, 2011 PEACOCK GAP CLUBHOUSE**

### PRESENT

Board Members: Faulkner, Husby, Colton, Weigle, Brinck, O'Neill, Lang, Loucks and Iavarone; Absent: Yountchi, Isotalo and Kosloff. Also present, Andrew McCullough

### CALL TO ORDER

President Greg Faulkner called the meeting to order at 7:05 p.m. Minutes of the July 7 Board meeting were approved as presented.

### GUEST SPEAKER

Andrew McCullough, Peacock Gap resident, announced he will be running for San Rafael City Council. He was in attendance, however, representing the new owners of the Peacock Gap Golf & Country Club.

He reported the Golf Club's new Range Building (with the rustic log cabin look) will have a full bar, restaurant and pro shop when it's completed, all open to the public. When the current remodeling to the new building is completed, anticipated to occur before the end of the year, the existing banquet / proshop building will be closed (for an estimated 18 months) for renovation. Its new design will have an event focus.

Given this schedule, it appears the clubhouse will still be available for this year's member meeting.

### PRESIDENT'S REPORT

President Greg Faulkner reported a summary of the last CC&R revisions has been distributed to Board members for review. If there are no further changes, they'll be forwarded to the Association's attorney for evaluation before sending them out for member vote.

A meeting is planned August 10 to discuss the Association's financial status and start preliminary work on the 2012 budget.

## COMMITTEE REPORTS

*Communications* – Letters have been set to owners who are in arrears on their 2011 fees. There has been good response.

*Events* – The Board discussed the community event, now re-scheduled for September 25. By a vote of five in favor, three against, the budget was reduced from \$6,500 to \$4,200.

*Medians* – The Board voted to proceed with installing the first part of the water supply infrastructure this year. The estimate for this work is \$19,400. The Board also agreed to revise the Cagwin & Dorward contract, adding weeding to the regular work, resulting in a monthly cost of \$554, rather than the previous \$334/mo. In addition, the Board agreed to a cost of approximately \$1391.00 for rehabilitating an easement. It was also agreed to work on a plan to maintain the Pt. San Pedro Rd. / Lagoon Dr. berm for the short term, along with focus on a long term plan in the event funds eventually become available.

## NEW BUSINESS

The Association's annual Member Meeting was changed to Saturday, November 5. Members in good standing are being sought as current Board candidates.

## TREASURER'S REPORT

Through July the Association's expenses are under budget by about \$4,000, albeit there is a financial review of PGHA expenses planned for the upcoming weeks so the current estimates are still subject to further adjustment.

Some members have requested that the \$200 they still owe for the medians be written off, along with the interest charged based on their interpretation of the recent court case verdicts. The Board voted to deny their request. The seven members who still owe will be charged interest until the debt is paid in full.

## ADJOURNMENT

The meeting adjourned at 9:45 p.m. The next Board meeting will be Sept. 7 at the Peacock Gap Clubhouse.