



# *Peacock Gap Homeowners Association*

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

## **BOARD OF DIRECTORS MEETING MINUTES**

**WEDNESDAY, MARCH 2, 2011**

**PEACOCK GAP CLUBHOUSE**

### PRESENT

Board Members: Faulkner, Lang, Colton, Weigle, Loucks, E. O'Neill, Isotalo, Yountchi and Husby; also Ted Johnson; Bob David, Jerry Kenney and John Lannom, CC&Rs committee members; Absent: Brinck and Kosloff.

### CALL TO ORDER

President Greg Faulkner called the meeting to order at 7:05 p.m. Minutes of the February 2 Board meeting were approved as presented. John Iavarone was appointed to the Board to complete the term of Alexis McBride.

### COMMITTEE REPORTS

*CC&Rs* – The committee presented the draft for Board discussion prior to the attorney's review. It was noted that this project was begun in 2007, and represents a major investment in time and thought to bring it up to current community standards.

Among the major issues noted by the Board:

- The need for a table of contents
- Determining the Association's authority regarding public streets
- Easements need to be reviewed
- Potential conflicts with Corporate Codes
- Architectural Review Committee's responsibility/authority

Subject to any further legal research and finding, a motion was made by Lang, seconded by Husby and passed unanimously to eliminate language for quorum requirements for elections from the CC&R draft, adopting instead the state/county model of allowing the majority of those who vote to make the decisions.

### EXECUTIVE SESSION

The meeting went into executive session to discuss legal issues at 9:30 p.m.

NEW BUSINESS

A motion was made by Iavarone, seconded by Colton and passed unanimously to hold two member meetings (one evening, one during the day) within the next few weeks, with the single topic of bringing members current on recent events within the Association.

ADJOURNMENT

The meeting adjourned at 10:25 p.m. The next meeting will be April 6.