



## *Peacock Gap Homeowners Association*

### **BOARD OF DIRECTORS MEETING MINUTES**

**WEDNESDAY, OCTOBER 5, 2011**

**PEACOCK GAP CLUBHOUSE**

#### PRESENT

Board Members: Faulkner, Colton, Weigle, Lang, Loucks, Isotalo, Iavarone, Yountchi, Newhall and Robertson; Absent with excuse: O'Neill; Absent: Brinck

#### CALL TO ORDER

President Greg Faulkner called the meeting to order at 7:10 p.m. Minutes of the Sept. 7 meeting were approved as amended and of the Sept. 18 Special Board Meeting as presented.

#### PRESIDENT'S REPORT

- Catherine Newhall and Jack Robertson, appointed in September, were welcomed to the Board. Newhall is completing the term of Ken Kosloff, and Robertson is replacing Paul Husby, both of the former Board members having resigned.
- The 2012 Budget was approved with the annual assessment remaining at \$109. The only significant budget change is the increase in funds allocated to legal fees for the updating of the governing documents.
- Another member has sued the Association in Small Claims. That case will be heard Nov. 10.
- The annual member meeting, scheduled for November 5, 10:30 a.m., will have a full agenda, with several outside speakers scheduled to make presentations.

#### TREASURER'S REPORT

The transfer of \$15,288.39 from the General Operating Fund to the Medians account is being made this week. This is the remaining amounts collected in 2009 and 2010. It's being applied to the next phase of work.

Annual statements (with a coupon) will be mailed to owners Dec. 30.

The Association's insurance costs are being reviewed with additional bids requested.

## COMMITTEE REPORTS

*Architectural* – An owner has inquired about replacing a floating dock on the lagoon. Another owner wants to add a room that will be virtually invisible from the street. An owner complained about the condition of the sidewalks. The Board voted to send a letter to the city since the trip hazards are apparent throughout the Association.

*Communications* – Catherine Newhall will eventually take full responsibility for the web site, while Merilee Colton will retain the Governing Documents page and member communications.

*Events* – The picnic attendance was a bit lower this year, possibly due to the late announcement of the date. The Board will announce the schedule earlier in 2012.

*Medians* – The City is willing to pick up the permit costs for the next phase and has offered a less costly option. It appears that Cagwin & Dorward meets the insurance requirements. The Board is anticipating another, smaller assessment will be needed sometime within the short term future to complete the project.

The levee may be added to the Cagwin and Dorward maintenance contract as well as the plantings at the Riviera Drive cul de sac.

## ADJOURNMENT

The meeting adjourned at 9:45 p.m. The next Board meeting will be November 2 and the member meeting Nov. 5, both at the Peacock Gap Clubhouse.