

**THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION, INC.  
ANNUAL MEETING**

**October 9th, 2012  
Forest Grove HOA Clubhouse  
Forest Lodge Road  
Pacific Grove, CA 93950**

- 1.0 CALL TO ORDER.** President Pollock called the Meeting to order at 6:00 p.m.
- 2.0 ATTENDANCE/QUORUM RESULTS:** Inspector Ken Morley reported that he had received 38 ballots out of 60 units.
- 3.0 PRESIDENT'S REMARKS:** President Pollock reported on accomplishments of the board of directors. Almost all members receive communications from the Association electronically thus eliminating the cost of mailing and keeping Association expenses down. The newsletter, Neighborhood Notes, is distributed electronically thus allowing the board to keep members abreast of current issues. Board meetings have been physically reorganized to facilitate the purpose of those meetings (board members communicating with each other). Rules and Regulations have been updated and made concise. A new on-site Reserve Study has been conducted. Terry Field has cleaned up the budget. Grounds and landscaping have been improved. Thanks to guidance from Thelander Management and particularly Etna Monsalve, the Association more closely adheres to the requirements of the Davis Sterling statutes. President Pollock has strived to maintain neighborhood relations and hopes this approach will continue with the new board.
- 4.0 INTRODUCTION OF ELECTION COMMITTEE:** Ken Morley was introduced as the Election Inspector and Connie Shelstad and Betty Lauritsen were introduced as Election Committee members responsible for counting the votes.
- 5.0 OPEN FORUM:** Dorothy Adams thanked President Pollock for making living here such a pleasure. Faye Morley thanked President Pollock for everything she has done including the 4<sup>th</sup> of July Picnic, the Christmas Caroling, Community Activities, and the Annual Garage Sale. Diane Hardcastle thanked President Pollock for everything she has done and said she loves living here and that she held an open house yesterday and brokers loved the neighborhood. Secretary Grossman asked members if they wanted a mandatory annual meeting or if it should be held at the discretion of the board. He also mentioned that dues may need to be raised at some point because everything was getting older and maintenance costs were not decreasing. Diane Hardcastle stated she was not in favor of an increase. Mila & Arkady Godin inquired about special assessments for legal fees. President Pollock advised them that some funds were budgeted for that purpose. Treasurer Field advised that dues had not been raised since 2005. Reserves were in good shape but expenses are increasing. Patti Munoz

wanted to know if there was a termite policy because her unit had been hit with termites. Dorothy Adams wanted to know when gutters would be cleaned. President Pollock advised her that Vice President Rodger Axt had it scheduled. Secretary Grossman announced that the Shipleys, one of the original owners, were moving away and that Toni Schoonover, another original owner, had passed away just short of her 100<sup>th</sup> birthday.

6.0 **ELECTION RESULTS:** Ken Morley announced that the motion to approve the Annual Minutes for 2011 had passed, the excess earnings resolution had passed, and that in the voting for directors, Lynn Bomberger had received 17 votes, Diane Hardcastle had received 29 votes, and Lindsay Munoz had received 23 votes.

7.0 **ADJOURNMENT:** The 2012 Annual Meeting was adjourned.

*Alan Grossman, Secretary*

*12-23-2012*