

MINUTES  
ANNUAL MEETING  
THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION  
November 21, 1986

Directors Present: A. deGalffy, H. Tillinghast, B. Wileman, M. Elliott,  
B. Kammerer

The meeting was called to order at 7:45 p.m.

- 1) B. Wileman and H. Tillinghast determined that a quorum of the total voting membership of the Association was present.
- 2) The minutes of the October 14, 1986 special meeting of the Board of Directors were approved as written.
- 3) The minutes of the November 14, 1985 annual meeting of the Association were approved as written.
- 4) H. Tillinghast presented the Financial Reports. H. Tillinghast moved to approve the Financial Reports. The motion passed unanimously.
- 5) A. deGalffy presented the President's Report.
  - a. He mentioned that the entry and exit gates finally appear to be operating correctly.
  - b. The next topic of discussion was the lake. It was agreed that the lake should be drained and cleaned in the Spring of 1987. The situation with regard to siltation will be reconsidered at that time.
  - c. It was mentioned that the appearance of the landscaping has improved significantly since this time last year. V. Schoonover added that he didn't think all the irrigation time clocks were set properly. The Board said they would have the landscape maintenance contractor check the settings of the timers.
  - d. It was explained that the raingutter proposal would be presented to the total voting membership again because the previous vote (20 to 22 against) was very close and consisted of only 42 of the total 60 votes.
- 6) Lahoma Smith presented the Architectural Review Committee's Report. She said that the Kitamuras still had not removed their dark window shades which are in violation of Article X, Section 11 of the CC&R's. Ms. Smith made a motion that a \$50.00 fine be levied and that voting privileges be revoked if the offending shades are not removed. The motion failed by 33 votes.
- 7) Dwight Edwards made a motion that the Board of Directors be responsible for enforcing the CC&R's. The motion passed unanimously.

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- 8) Lahoma Smith presented the Bylaws Committee Report. During Lahoma's review of the suggested changes to the Bylaws, B. Kammerer interrupted and explained that the Board of Directors had not yet had sufficient time to review the proposed revisions and that he felt it wise to obtain opinions with regard to the revisions from an attorney, the California Department of Real Estate, a mortgage lender and any other knowledgeable parties before the revisions were ratified by the voting membership of the Association. H. Tillinghast made a motion stating as such and the motion passed by a 35 to 2 margin.
- 9) The Association membership then voted on the resolutions and elected three new directors to the Board.
  - a. The resolution to install raingutters failed.
  - b. The resolution regarding pooling the reserves in one account passed.
  - c. The resolution to carry forward excess assessments passed.
  - d. The resolution to raise the homeowners dues to \$100.00 per month passed.
  - e. Mark Risley, Mark Elliott and Dwight Edwards were elected to the Board of Directors for 2,1 and 2 years terms respectively. Thank you outgoing directors A. deGalffy and H. Tillinghast for a job well done.
- 10) B. Wileman made a motion that individuals be allowed to install their own raingutters subject to approval of the Architectural Review Committee. The motion passed unanimously.
- 11) The next special meeting of the Board of Directors will be Wednesday, January 14, 1987 at 5:00 p.m. in Tom Mangold's office.

The meeting was adjourned at 10:15 p.m.

Bill Kammerer  
Secretary

THE GLEN OF PACIFIC GROVE  
HOMEOWNERS ASSOCIATION

PROXY STATEMENT AND NOTICE OF ANNUAL MEETING NOVEMBER 21,  
1986

This proxy and statement and notice is furnished in connection with the solicitation of Proxies for use at the Annual Meeting of Homeowners of the Glen of Pacific Grove Homeowners Association to be held at:

The LeBeck Room  
515 Junipero Avenue  
Pacific Grove, CA 93950

at 7:30 p.m. on Friday November 21, 1986.

The matters to be considered and voted upon at the Meeting will be:

1. Amendment to Bylaws. These changes were presented to the board by the committee who worked on this project (namely Lahoma Hallet and Vic Schoonover) at its meeting on January 15, 1986 and after some adjustments approved them and do hereby submit them for ratification by the Homeowners. Be advised that a simple majority is required for approval (see page 20 of the present Bylaws).
2. Raingutters and Downspouts. This proposal was submitted to the Homeowners by a mail ballot on March 25, 1986. the ballots voted and received by April 10, 1986 show the measure to have failed. The board at its meeting of april 10, 1986 voted to resubmit this measure to the Homeowners at its annual meeting in view of the fact that only 42 of the possible 60 votes were cast.
3. Resolution to allow pooling of reserves in one account as follows: Be it resolved that reserve or restricted funds used for future costs for major repairs and capital improvements will be pooled in a money market savings account and/or certificate of deposit, with separate detailed ledgers maintained for each type of reserve: painting, roofing, paving, tennis courts, and new construction.
4. Resolution to carry forward excess assessments as follows: Be it resolved that any assessments earned each fiscal year in excess of operating expenses and reserve account funding will be carried forward to the following fiscal year.
5. Resolution to raise the Homeowners fees to \$100.00 per month effective December 1, 1986. As shown on page 7 of the enclosed financial statements the board increase of \$93.60 fall short by \$3.13 of covering the expected expense. It should be further noted that an even \$100.00 per month does not address the following:

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- a) repair tennis court. Reserves are only \$2590.00 and the only bid received so far is \$5,100.00.
  - b) The removal of the cat tails from the lake.
  - c) Repair, replanting and irrigation of the units at the top of the Glen, 7 units namely 59 through 71 (one bid received at \$2,000.00).
  - d) A likely increase in landscaping fees which are presently \$1,325.00 per month. (which is \$22.08 per unit). Checking with other Associations we found that Forest Grove is \$28.08 and Country Club Gate is \$63.17.

6. Election of Directors. The nominating committee (Harold Tillinghast and Adorjan deGalffy) propose:

Mark Elliott- 1 yr term to complete balance of  
Hal Halletts term.

Mark Risley- 2 yr term.

Dwight Edwards-2 yr term.

There may be the possibility of nominations from the floor at the Annual Meeting or by vote of proxy.

7. Other Business: Transacting such other business as may properly come before the Meeting.

The Board of Directors has fixed September 1, 1986 as the record date for determination of homeowners entitled to notice of and the right to vote at the Meeting.

The form of Proxy for voting at the Meeting is enclosed. Homeowners who complete and deliver the Proxy have the right to revoke it at any time before the meeting by completing and delivering a Proxy with a later date. In addition, the powers of a Proxy holder will be revoked if the Homeowner is present at the Meeting and elects to vote in person.

All homeowners represented by a properly completed Proxy received in time for the meeting, will be voted in accordance with the instruction on the Proxy.

IF NO INSTRUCTION IS SPECIFIED WITH RESPECT TO A MATTER TO BE ACTED UPON, YOUR VOTE WILL BE CAST IN FAVOR OF THE PROPOSALS LISTED ON THE PROXY.

IF ANY OTHER BUSINESS IS PROPERLY PRESENTED AT THE MEETING, THE PROXY WILL BE VOTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS.

SINCE IMPORTANT MATTERS ARE TO BE CONSIDERED AT THIS MEETING, IT IS VERY IMPORTANT THAT EACH HOMEOWNER VOTE, WHETHER IN PERSON OR BY PROXY.

WE URGE YOU TO SIGN AND RETURN THE ENCLOSED PROXY AS PROMPTLY AS POSSIBLE. THE PROXY MAY BE RETURNED IN ANY ONE OF THE FOLLOWING WAYS:

1. MAIL TO: THE BOARD OF DIRECTORS  
84 GLENLAKE DRIVE  
PACIFIC GROVE, CA 93950

2. MAIL OR PERSONALLY DELIVER TO:  
THE GLEN OF PACIFIC GROVE  
HOMEOWNERS ASSOCIATION  
C/O MANGOLD PROPERTY MANAGEMENT  
584 POLK STREET  
MONTEREY, CA 93940
3. PERSONALLY DELIVER TO: ANY MEMBER OF THE BOARD OF DIRECTORS.
4. DELIVERED TO: PROPERTY MANAGER'S MAIL BOX ACROSS FROM UNIT #28, THE GLEN.
5. DELIVERED AT THE ANNUAL MEETING, NOVEMBER 21, 1986.

DATED: October 24, 1986  
By order of The Board of Directors.