

THE GLEN OF PACIFIC GROVE
HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES

DATE: July 31, 1986 Thrusday

PLACE: 14 Glen Lake Drive, the residence of
Mr. & Mrs. de Galffy

TIME: 7:00 p.m.

Members of the Board present:

A. I. de Galffy
D. Edwards
H. Tillinghast
B. Wileman

Absent:

W.S. Kammerer, Secretary

Also present:

T. Mangold, Property Manager

Members of the Homeowners Association:

Mrs. H. Tillinghast #63
Mr. & Mrs. Cornwall #72
Mr. Mark Risley #69

The meeting was called to order at 7:15 p.m.

The minutes of the last meeting were approved.

The board discussed the following matters:

1. ABC Irrigation practically has completed the irrigation system for the complex except for 2-3 things which will be completed later. TRILEX will pay for all the work done. The system presently works. There are some heads missing which will be replaced at the expense of the Homeowners Association.
2. TRILEX still did not answer the letter mailed early July relative to the expenses paid by the Homeowners Association for the repair work done on the roof of unit #42 owned by Robert T. Hardcastle. Mr. A. de Galffy was instructed to write a follow up letter to settle this case.
3. The lake. JR will put some algae treatment into the lake which will kill the plants and moss in the lake.
4. The grey colored MAZDA, licence plate TEXAS VSP-28, with a military sticker CF-817 (green) belongs to a person who is neither a resident nor a renter in the complex. Mr. Mangold will get in contact with people living in Unit #5 or #7 and ask about this car concerning the owner's whereabouts, since the owner, according to some heresay is a friend of a person living in either of the above two units.

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Our complex has not enough parking for persons who are not residing permanently in the complex. The car had not been moved since July 3. This fact is indicated by yellow markings on the vehicle's rear right tire showing "7-3".

- 5. The sick grass in front of unit #100 owned by Mrs. Joy Hallas has been cured and looks healthy now.
- 6. Erosion reported by A. de Galffy at unit #42, leading from the patio downward to the lake. It should be repaired before the coming rainy season in order to avoid further damage. Mr. Mangold will notify JR who will correct the situation.
- 7. THE TENNIS COURT. The tennis court surface is damaged by cracks and needs resurfacing. Mr. Mangold will solicit bids. It was also suggested that a 10 foot fence be completed all the way around to prevent unauthorized use. Mr. Mangold will solicit bids.

Mr. Mark Risley, (#69), who is a tennis player complained that many times when he wanted to play tennis was prevented by doing so by youngsters who kept playing long and have occupied the court. Often these young players were not residents of the complex. The board appointed Mr. Risley to be the Chairman of the Tennis Court Committee. His duties will be to:

- a) prepare and present a draft of tennis court rules for the usage of the tennis court, and submit it to the Board as early as possible.
- b) Police the court making sure that no unauthorized excessive use and prehaps further damage should occur.
- c) Maintain and keep the court clean.

8. SPECIAL ASSESSMENT, \$389.18
In order to maintain the reserves a special assessment had to be voted on by the general membership. The vote took place by mail with the results as follows:

36 homeowners voted	YES	60%
10 homeowners voted	NO	16%
<u>14</u> homeowners voted	<u>abstained</u>	<u>23%</u>
60		99%

For voting in such an issue the CC & R IV. Sec. 4. requires a simple majority of 51% yes vote to pass, considering the 60% of yes votes the above special assessment has been voted in. The above amount can be paid by the homeowners in 12 equal monthly amount of \$32.43 added to the monthly assessment of \$78.00. So for the next 12 months, starting August 1, 1986, the actual monthly payments will increase to \$110.43 if the homeowner elects to pay monthly instead of paying off in one lump some.

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9. NOMINATING COMMITTEE for new board member election.

Mr. H. Tillinghast and Mr. A. I. de Galffy were elected to form a nominating committee for the new members of the Board for the next year. Both of these members will leave the Board after having served 2 years. Their mandate will end at the time of the ANNUAL MEETING which has to take place before November 29, 1986. This committee will submit a list of interested homeowners' names who wish to become members of the Board and work diligently for the commity interest of the Glen Homeowners.

10. The ratio of rental and owner occupied units was discussed. This is an important matter because some lending institutions demand 30/70 ratio or even higher favoring owner occupancy as a condition for lending. The ratio at the Glen is 35/65 at the present; 35% rental units and 65% owner occupied units.

11. The question was brought up concerning the investment of the funds of the Homeowners Association to another institution in order to earn more than 5.5% interest, presently earned in the Money Market account. Decided that further investigation and research is needed.

12. The next meeting of the Board will be 7:00 p.m. on Thrusday, September 11, 1986 at the de Galffy's residence.

The meeting was adjurned at 9:40 p.m.

Adorjan I. de Galffy
Vice-President