

THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

(MEETING FEBRUARY 2, 1988 AND)
CONTINUED ON FEBRUARY 11, 1988)

69 GLENLAKE DRIVE
PACIFIC GROVE, CA.
7:00 PM

MINUTES

- 1.0 CALL TO ORDER. Meeting was called to order at 7:05 PM.
- 2.0 ROLL CALL
 - Doug Nordman, President, Present
 - Mark Risley, Vice-President, Present
 - Robert Franco, Secretary/Treasurer, Present
 - Dwight Edwards, Director, Absent
 - Jenny Artellan, Director, Present
 - Joseph N. Chaffers, Manager, Present
 - Homeowners, Vincent & Virginia Capra, Rich Reaser, Bernard Wileman and John Vance, gardener, were also present.
- 3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR APPROVAL
Approved with additions of 7.2 MEMBER LANDSCAPING REQUESTS, 7.3 NEWSLETTER, 7.4 MANAGEMENT CHANGES, 7.5 CHANGING BANKS, and 7.6 SCREEN DOORS.
- 4.0 APPROVAL OF PREVIOUS MEETING
Approved as reported.
- 5.0 REPORTS
 - 5.1 Delinquency Report
Approved as reported.
 - 5.2 Financial Report
Approved as reported.
- 6.0 UNFINISHED BUSINESS
 - 6.1 Landscaping
John Vance, our gardener was asked to attend the Board of Directors meeting and to review his progress regarding the project and to also go over any additional work that may be needed to get the project in top shape. At the meeting on February 11, 1988 the landscaping budget was reviewed and it was agreed that a budget of 35 hours per week at \$12.00 per hour was approved, with 30 hours going toward straight landscape maintenance and five hours per week to repairs, etc. A budget of \$200.00 per month was also approved for supplies and repairs. Any additional work needed to be done would be bid by John before such work was approved.
 - 6.2 Lake
The Lake problem regarding payment of expenses by Trilex Development was reviewed and it was agreed that

Augie Lewis of Trilex, Joseph Chaffers of MCC and the President and Vice-President of the Association should be held as soon as possible to try and reach an understanding where the subject stood.

6.3 Mangold Contract

Bob Franco is to be supplied with a copy of the Mangold Contract and he will then send a demand to Mangold for repayment of the \$1,000.00 he kept for work not performed.

6.4 Lot Cleaning

The status of the lot cleaning was reviewed and it was agreed that the job was completed and that all debris was to be removed for final completion.

7.0 NEW BUSINESS

7.1 Election of Officers

The Board of Directors elected the following officers:

- Doug Nordman, President
- Mark Risley, Vice-President
- Bob Franco, Secretary/Treasurer
- Dwight Edwards, Director
- Jenny Artellan, Director

7.2 Member Landscaping Requests

The Board received requests from Mr. & Mrs. Capra to install grass in place of ivy due to a drainage problem, as well as installing a wrought iron fence around the rear part of their lot. The Board approved their request. Also Mr. Haines and Dr. Messinger requested having their ivy removed in place of grass but these requests were denied due to the Board not wanting to change the original landscaping design.

7.3 Newsletter

The newsletter format was review and Mr. Rick Reaser is to go ahead and work on the first newsletter to be approved by the Board and published.

7.4 Management Changes

MCC and the Board reviewed how MCC charges the Association and it was agreed that the members would be informed thru the newsletter to not abuse MCC service.

7.5 Changing Banks

Board approved changing from Pacific Western Bank to Bank of San Francisco.

7.6 Screen Door

MCC was requested to write to Mr. Appert regarding removing her screen door.

8.0 CORRESPONDENCE

*8.1 Board Correspondence

All correspondence was reviewed and approved.

9.0 ADJOURNMENT

9.1 Set Next Meeting Date, Time and Place

The next Board of Directors meeting is set for March 10, 1988, 67 Glen Lake Drive, 7:00 PM.

9.2 Adjourn

Meeting was adjourned at 9:00 PM.