

THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

MARCH 10, 1988
67 Glenlake Drive
Pacific Grove, CA.
7:00 PM

MINUTES

1.0 CALL TO ORDER. Meeting was called to order at 7:10 PM.

2.0 ROLL CALL

Doug Nordman, President, Present
Mark Risley, Vice-President, Absent
Robert Franco, Secretary/Treasurer, Absent
Dwight Edwards, Director, Present
Jenny Artellan, Director, Present
Joseph N. Chaffers, Manager, Present
Homeowners, Adorjan I. deGalffy, Bernard Wileman, Eric Edwards,
Vince Capra and John Bandelian, were also present.

3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR APPROVAL
Approved with additions of 6.5 SCREEN DOOR, 7.5 GATE,
7.6 STREET PAVING and 7.7 BOARD MINUTES.

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
President Doug Nordman reviewed the progress of our landscaping on the project and also presented a bid of \$100 to backfill an area at the rear of 44 Glen Lake Drive that has been eroding. The Board approved the bid. The balance of the items that were bid have been tabled until the next board meeting for discussion.

6.2 Lake
Doug Nordman reviewed with the Board the meeting that was held 3/15/88 with Mr. Augie Lewis, the Trilex representative, Joseph Chaffers, our manager, Board members Doug Nordman and Mark Risley and our attorney, Mr. David Laredo. The Board members stated their feelings regarding what the Trilex people's responsibility was and that all costs for the silt removal of the lake should be paid by Trilex. Mr. Lewis heard all comments and stated that he could not make a decision for his company at that time but he would send us a letter stating what he felt should be done and we could review his letter and carry on from there.

The Trilex letter will be reviewed by the members when received. The Board did approve having Mr. Laredo review the Trilex letter and to take his advice as to what action should be taken from this point on.

6.3 Mangold Contract

The Mangold contract dispute was tabled until our next meeting due to Robert Franco not being present at the meeting.

6.4 Lake Sump Pump

This subject was tabled for three months so that more instructions could be gathered.

6.5 Screen Door

The subject of removing the screen door at 102 Glen Lake Drive. The Board approved having the screen remain if the owner would paint the screen the same as the door and it is understood should the owner's mother move from the unit, the screen door would then be removed. MCC was requested to notify the owner of this agreement.

7.0 NEW BUSINESS

7.1 Roof Leaks

The subject of roof leaks was discussed and it was agreed that MCC would contact the roofing contractor that came out for the Wileman problem to verify that the repairs were made and to check on loose shingles at 78 Glen Lake Drive and to report back to the Board.

7.2 Glen Heights Key

The subject of the members who request a key for the Glen Heights gate was reviewed. A letter from the President of Glen Heights stated that if we would supply a key for their members they in turn would do the same for the Glen members. It was agreed that Doug would contact the Glen Heights president and keys would be exchanged and copies could be made to be given to anyone wanting one.

7.3 Tax Refund

MCC is to review the tax returns with our accountants and to request a tax credit if one is allowed with the filing of our next tax returns.

7.4 Fire Lane Parking

The subject of cars parking in the fire lane will be covered in the next newsletter and Doug will place notices on cars that are parking in the fire lane asking them to stop. If the problem is not solved in that manner then MCC will get involved with CC&R violation letters.

7.5 Gate

It was approved to spend \$75.00 to install a key lock on the gate opener so the gate can be kept open without losing the computer coding.

7.6 Street Paving

The subject of street paving was tabled until next meeting.

7.7 Board Minutes

It was agreed that MCC would send out the Board minutes to all members and residents after each meeting to help inform the members as to the Boards action.

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 April 20, 1988, 67 Glen Lake Drive, 7:00 PM.

9.2 Adjourn

Meeting was adjourned at 8:35 PM.

*Denotes Consent Calendar