

THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

APRIL 20, 1988
67 Glenlake Drive
Pacific Grove, CA. 93950
7:00 PM

MINUTES

1.0 CALL TO ORDER. Meeting was called to order at 7:08 PM.

2.0 ROLL CALL

Doug Nordman, President, Present
Mark Risley, Vice-President, Absent
Robert Franco, Secretary/Treasurer, Present
Dwight Edwards, Director, Present
Jenny Artellan, Director, Present
Joseph N. Chaffers, Manager, Present
Homeowners Marge Nordman and, Joy Hallas were also present.

3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR APPROVAL
Approved with the addition of 7.7 ASSESSMENT.

4.0 APPROVAL OF PREVIOUS MEETING
Approved as reported. Board requested MCC to send a delinquency letter to Mr. Brauner and to check on the late charge to Mr. Kitamura.

5.0 REPORTS

- 5.1 Delinquency Report
Approved as reported.
- 5.2 Financial Report
Approved as reported.

6.0 UNFINISHED BUSINESS

- 6.1 Landscaping
The Board reviewed the landscaping costs and the fact that John Vance was not covered by our insurance, if in the event anyone should be hurt while working on the property. This fact was discussed with John Vance and it was agreed that he would give the Board a bid to do our gardening on a contract basis and would supply his own insurance. The bid will be reviewed at the next Board meeting. The Board also approved a bid of \$166.00 for work on the Messinger property.
- 6.2 Lake
The status of the Lake problems was reviewed and it was agreed that a budget of a maximum amount to be spent would be decided with our attorney, David Laredo, up to the point of a lawsuit being filed. MCC is to contact Mr. Laredo and the amount will be covered in a resolution hiring Mr. Laredo's services.

4/20/88

- 6.3 Mangold Contract
Bob Franco reviewed the letter that will be sent to Mangold Property Management on behalf of the Board and it was approved and agreed that all Board members would sign said letter.
- 6.4 Glen Heights Key
It was reported that the Glen Heights Key project was completed and it was noted in the last newsletter.
- 6.5 Tax Refund
The tax refund will be applied for at the time of our next tax return filing time.
- 6.6 Fire Lane Parking
The Board members have been handling the fire lane parking problems and Doug Nordman is working with the police on the problem.
- 6.7 The subject of the roof leaks was covered and it was reported that the problem was resolved.

7.0 NEW BUSINESS

- 7.1 Street Paving
It was agreed to cover this problem at the next Board meeting.
- 7.2 Board Minutes
The Board approved to send the Board meeting minutes to anyone that requested this be done.
- 7.3 Directory Board
Mr. Coleman Dick had requested the entry directory board be replaced due to the condition of the present one and offered to pay for same. The condition of the entry directory was discussed and a new directory was approved by the Board.
- 7.4 Exterior Paint
The exterior painting subject was tabled until the next meeting.
- 7.5 Front Gate
The front gate was repaired as required.
- 7.6 Newsletter
The newsletter will be sent out by Marge Nordman and labels of members will be sent to Marge by MCC.
- 7.7 Assessments
The Board reviewed the present monthly assessment and agreed to increase the dues to \$115.00 per month starting June 1, 1988. Said \$15.00 increase shall be allocated- \$10.00 to landscaping and \$5.00 to contingency.

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 June 1, 1988, 67 Glen Lake Drive, 7:00 PM.
- 9.2 Adjourn
Meeting was adjourned at 9:00 PM.

April 20, 1988

THE GLEN PACIFIC GROVE HOMEOWNERS ASSOCIATION

RESOLUTION

The Board of Directors hereby approves the hiring of the law firm of David C. Laredo to represent the Board of The Glen of Pacific Grove Homeowners Association regarding a possible law suit having to do with the silt build-up in the Lake at The Glen of Pacific Grove.

The Board hereby authorizes Mr. Laredo to expend up to \$1,500.00 in legal costs. Mr. Laredo is instructed to notify when and if this total budgeted figure is arrived at.

It is the understanding of the Board that the budgeted amount of \$1,500.00 should get us to the point of decision as to when and if a law suit must be filed or not.

This Resolution was passed unanimously by the Board of Directors.