

THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

FEBRUARY 21, 1994
3 Glen Lake Drive
Pacific Grove, CA
7:00 PM

MINUTES

- 1.0 CALL TO ORDER
The meeting was called to order at 7:02 PM.
- 2.0 ROLL CALL
Charles Adams Present
Virginia Capra Present
Anna Lorenzen Present
Craig Wolley Present
Joy Hallas Present
Joseph Chaffers Present
- 3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR APPROVAL
Approved with the addition of: 6.04 DISASTER PREPAREDNESS; 6.05 MEMBER UPDATING; 6.06 SPRINKLER REPAIRS; 6.07 PUMP MOTOR REPAIR; 7.05 TENNIS COURT MAINTENANCE; 7.06 PINE TREE MAINTENANCE; 7.07 RAIN GUTTERS.
- 4.0 APPROVAL OF PREVIOUS MEETING MINUTES
4.01 November 16, 1993
The Board approved the November 16, 1994 Minutes as read.
- 5.0 REPORTS
5.01 Delinquency Reports
Approved as reported.
5.02 Financial Reports
Approved as reported.
5.03 Bank Statements
Approved as reported.
5.04 MCC Billing Report
Approved as reported.

6.0 UNFINISHED BUSINESS

6.01 Insurance

Stuart Dong attended our meeting and reported on the status of our insurance policy in place. Mr. Dong will give the Board a bid to increase umbrella coverage for 2M, 3M, 4M or 5M. Present cost of insurance is approximately \$8,511.00 per year. The annual cost of earthquake coverage would be \$8,714.00 for 10% deductible, \$7,771.00 for 15% deductible or \$6,790.00 for 20% deductible.

6.02 Rental Limits

The Board approved having our attorney Fong and Fong prepare the necessary wording for a vote on no more than 25% rentals.

6.03 Newsletter

Will go out the middle of March.

6.04 Disaster Preparedness

Craig Wooley reported on what to do in case of an earthquake. Mr. Wooley will continue to work on what all members should do in the case of an emergency.

6.05 Member Updating

MCC will send out a form to be filled out by each member so we will have necessary information in case of emergency. MCC will update the Board at the next meeting.

6.06 Sprinkler Repair

The Board asked that MCC look into the cost of having the sprinkler system repaired and put in working condition.

6.07 Pump Motor Repair

Board approved paying \$375.00 of the \$495.00 outstanding pump motor repair bill. The Board still has some questions on the repair.

7.0 NEW BUSINESS

7.01 Gate Maintenance Contract

Board approved the Gate Maintenance Contract.

7.02 Park Lighting - City Property

The Board approved having the City of Pacific Grove install a light in the park area. The Associations agreed to pay the power to the light.

7.03 General Maintenance

The bridge over the stream has termites. The Board has approved having the damage repaired and will also check into installation of additional rain gutters and drainage.

7.04 Architectural Control Items

MCC to contact Trilex Corp. regarding 104 Glen Lake Drive. Tenant removed ivy and installed plantings without approval. Board MAY ask that Trilex to repair any damage that may have been done when tenant vacates. Board does not want additional maintenance cost due to planting. Board approved the Johnson's application to install a concrete patio on their property.

7.05 Tennis Court Maintenance

Board approved up to \$3,000.00 in cost to do whatever repairs are needed for the Tennis Courts. Craig Wolley to get bids and see that the work is done.

7.06 Pine Tree Maintenance

Pine tree maintenance will be performed as needed.

7.07 Rain Gutters

Board to check condition of rain gutters and report back.

8.0 CORRESPONDENCE

8.01 General Correspondence
Approved by the Board.

8.02 Board Correspondence
Approved by the Board.

9.0 ADJOURNMENT

9.01 Set Next Meeting Date, Time and Place
The next meeting will be May 17, 1994, 7:00 PM at 3 Glen Lake Dr.

9.02 Adjourn
There being no further business to come before the Board, motion was made, seconded and carried to adjourn the meeting at 9:40 PM.