

THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

AUGUST 9, 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 - absent
Craig Woolley - absent
Joy Hallas - present
Joseph Chaffers - present
- 3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR APPROVAL
approved with the addition of: 7.05 Rules.
- 4.0 APPROVAL OF PREVIOUS MEETING MINUTES
4.01 May 17, 1994
The Board approved the May 17, 1994 Minutes
- 5.0 REPORTS
5.01 Delinquency Reports (6/30/94 & 7/18/94)
Approved as reported.
5.02 Financial Reports (6/30/94)
Approved as reported.
5.03 Bank Statements & Reconciliation (6/30/94)
Approved as reported.
5.04 MCC Billing Report (6/30/94)
Approved as reported.

6.0 UNFINISHED BUSINESS

6.01 Insurance

MCC reported that the umbrella insurance has been increased to 3 million dollars.

6.02 Rental Limits

MCC shall send out the annual meeting notice at least thirty (30) days before the meeting. Along with the notice will be a cover letter regarding the rental limits resolution. Also included with the notice will be the document with the wording of the resolution.

6.03 Newsletter

Newsletter will be sent out the first part of Sept.

6.04 Gardening Bid

The Board accepted the proposal of \$2600.00 per month for landscaping from Property Service Company. The proposal is now being prepared in its final form and the new landscaper will start September 1, 1994. Johns Gardening will be notified of cancellation of their contract as per terms of the contract.

6.05 General Maintenance - Sprinklers

Property services shall prepare a Scope of Work letter so that repairs to the sprinkler system can go out for bid. The cost of the report shall be \$800.00 to \$850.00.

Chuck Adams shall call for a termite report on the exterior of all the units. The Board approved a cost not to exceed \$500.00 or call the Board for approval if amount in excess of \$500.00.

Chuck Adams will also request a proposal of replacement of the lake pump. Cost will be covered at either the next Board meeting or by phone call and approval to do sand work.

7.0 NEW BUSINESS

7.01 The Board reviewed the letter received from Mr. de Galffy regarding the question of the number of guest parking spaces as stated in the Association's rules. Mr. de Galffy's letter was forwarded to our attorney, Marlene Fong of Fong and Fong. It was determined by Ms. Fong that the rules were proper and the Board elected to continue with the existing rules.

7.02 Reserve Analysis

The Reserve Analysis was approved as reported.

7.03 CPA Bids

The Board accepted and signed the proposal from Heather J. Blake for the 1993 - 94 Review.

7.04 Annual Meeting

The Annual Meeting was set for October 24, 1994.

7.05 Rules

The Board approved a more detailed set of rules regarding the Association. It was decided to review some requests of additional rules and a final set of rules will then be sent to the total membership.

8.0 CORRESPONDENCE

8.01 General Correspondence

The Board asked MCC to write to Mr. Eric Winrow regarding his request to teach tennis on our court and inform him of denial of his request.

MCC is also to write to Mrs. Hardcastle regarding her cat and guest parking problems.

8.02 Board Correspondence

Approved as reported.

9.0 ADJOURNMENT

9.01 Set Next Meeting Date, Time and Place

The next meeting is the Annual Meeting scheduled for October 24, 1994.

9.02 Adjourn

There being no further business to come before the Board, motion was made, seconded and carried to adjourn the meeting at 8:57 pm.