

THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING

May 30, 1995
25 Glen Lake Drive
Pacific Grove, CA 93950

MINUTES (Special Meeting)

1.0 CALL TO ORDER

The meeting was called to order at 7:00PM.

2.0 ROLL CALL

Robert Stevens	Present
Craig Wooley	Absent (out of state)
Charles Adams	Present
Connie Shelstad	Present
Louis Changaris	Present

3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR APPROVAL

4.0 APPROVAL OF PREVIOUS MEETING MINUTES

4.01 Approval of minutes delayed until August 7, 1995 meeting.

5.0 REPORTS

There were no reports.

6.0 UNFINISHED BUSINESS

6.01 Bay Pool Proposal—work on Fountainhead still in progress

6.02 Lake silting (MCC to report at August 7, 1995 meeting)

6.03 Bank erosion behind #71 (still under discussion)

6.04 Work on Sink hole at #63 completed

6.05 The Board discussed whether the Glen HOA should pay for extermination of the termites and wood boring beetles. Stevens reported a brief conversation with Joseph Chaffers concerning the opinion of an attorney that paying for any repairs or extermination which should properly be the responsibility of the homeowner might establish a precedent. Adams moved that the Glen Homeowners' Association pay for the extermination of the termites and wood boring beetles which are found in some of the attics of the units. Adams further moved a letter be

written to the Homeowners stating that the Glen HOA will be responsible for the Section I repairs to the Units "as defined in the Casner report." The motion was seconded by Shelstad and carried 3 to 0. Adams also moved that Stevens obtain at least three bids from licensed contractors for the repair of the Section I work for which the Glen HOA is responsible. Motion seconded by Changaris and carried 3 to 0. Stevens further agreed to contact Casner Exterminating about a reduction in the fee which they charge for termite and wood boring beetle extermination. Adams moved and it was seconded by Shelstad that a letter be sent to all Homeowners in the Glen in which they are appraised of the three methods for paying for the Section I work: 1) a special assessment, 2) use of the reserves, or 3) an increase in the monthly HOA dues. This same letter will explain what Section I and Section II work are and will also include a copy of the pertinent part of the Structural Pest Control Report for that unit. The motion passed 3 to 0. Stevens will review the reports to come up with an estimate of the cost to the Homeowner and the Glen HOA.

6.06 The Terratech bill will be mailed to MCC. The decision to begin the drainage work will be put off until later this year.

6.07 No action was taken on the issue of hiring a handyman for odd jobs in the Glen. Each Board member will attempt to locate someone who is licensed and insured for painting, plumbing and other miscellaneous tasks.

6.08 No action was taken on the issue of the downspouts and gutters for the entire development. The Board's discussion centered on this project in conjunction with the Terratech report.

7.00 NEW BUSINESS

7.01 A request to install a patio similar to the one which the Wooleys installed was approved for Unit #71. The Board added that the slope should be down towards an existing drain which drains into an existing sump. The vote to approve was 3 to 0.

7.02 Stevens received three phone calls and Adams received two anonymous calls about the gardeners urinating on the grounds of the Glen. Adams will remind the gardeners to use a bathroom off the grounds of the Glen. Stevens has tried to contact the one homeowner who gave his name but to date he has been unsuccessful.

7.03 The anonymous callers complained about the uneven distribution by unit of gardening work. The Board discussed this complaint but was loath to take any action on anonymous calls.

7.04 Stevens raised the issue of more detailed minutes such as non-Board members' attendance and more narrative. All Board members felt that non-Board members who visit or bring issues to the meeting should be noted in the minutes. It was suggested that the draft minutes from each meeting be mailed to all Board members within 10 days of the meeting.

7.05 Each Board member agreed to write a piece of the next newsletter, provided that Stevens leaves them room in the Newsletter.

7.06 There was interest in having a Glen HOA picnic/tennis tournament this summer. Several people volunteered Anna Lorenzen to come up with a telephone list. Shelstad offered to get involved in the project.

8.0 CORRESPONDENCE

There was no correspondence.

9.0 ADJOURNMENT

9.01 Adjourned at 8:30PM, next meeting to be on August 7, 1995 at 7:00PM at 25 Glen Lake Drive.