

THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

February 26, 1997  
14 Glen Lake Drive  
Pacific Grove, CA  
7:00 PM

MINUTES  
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- 1.0 CALL TO ORDER 7:05PM
- 2.0 ROLL CALL

Mark Risley	President	absent
Louis Changaris	Vice-President	present
Diane Hardcastle	Secretary	absent
Glen Grossman	Treasurer	present
Adorjan DeGalffy	Director	present
Joseph Chaffers	MCC, Manager	present

Also present: Wolfgang Haas, Virginia Capra, and Gretta Harpham
- 3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR APPROVAL
- 4.0 APPROVAL OF PREVIOUS MEETING MINUTES
  - 4.01 Minutes - February 5, 1997  
Approved as reported.
- 5.0 REPORTS
  - 5.01 Delinquency Reports (1/31/97)  
Approved as reported.
  - 5.02 Financial Reports (1/31/97)  
Approved as reported.
  - 5.03 Bank Statements (1/31/97)  
Approved as reported.
  - 5.04 MCC Billing Report (1/31/97)  
Approved as reported.
  - 5.05 1996 Tax Return  
Approved as reported.

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6.0 UNFINISHED BUSINESS

- 6.01 Newsletter  
To go out by March 15, 1997.
- 6.02 Rules  
All rules as stated are approved except Section A-10 and Section C shall be tabled until next meeting.  
(See Attached Rules)
- 6.03 Cable TV  
See 6.02 regarding Cable TV and the rules.
- 6.04 Revision of By-Laws  
Tabled to next meeting.
- 6.05 Secured Pedestrian Exit  
MCC reported that the gate is OK as installed per a telephone conversation with Fong & Fong Attorneys. The Board has accepted the report.
- 6.06 Landscaping Contract  
It was moved that MCC will obtain two additional bids for landscaping prior to the contract being let.
- 6.07 Chimney Spark Arrestor  
The Board approved to have M&H Construction install spark arrestors @ \$20.00 per unit or a total of \$1,180.00.
- 6.08 Davis-Sterling Act  
MCC reported that the Davis-Sterling prevails over existing CC&R's.
- 6.09 Civil Code Section 1365.9  
Glen Grossman reported that the insurance was enough to cover the requirement of 1365.9.
- 6.10 Garage Drainage  
Work is to start on Friday February 28, 1997. MCC to meet with the contractor.
- 6.11 Recruiting New Committee Members  
This item was tabled to the next meeting.
- 6.12 Arnett Park  
MCC to call Chuck Adams to go before the City Council regarding hours posted on the use of the park. MCC is then to request this item to be put on their agenda.
- 6.13 Kinko Account  
Account was opened and credit card was given to Glen Grossman.

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6.14 Post & Gate Repair

The Board approved the repair of the fence but not the gate at 65 Glen Lake Drive.

7.0 NEW BUSINESS

7.01 Lake

Louis Changanis requested that the engineering be done to by-pass the lake. See letter of proposal.

7.02 Bindel Repairs

Work to start Friday, February 28, 1997.

7.03 Slippery Driveways

Gardeners to look into fixing this problem.

7.04 Reserve Study

The Board requested that a reserve study with a visual on-site inspection be put out to bid.

8.0 CORRESPONDENCE

8.01 General Correspondence

No correspondence was presented at this meeting.

8.02 Board Correspondence

No correspondence was presented at this meeting.

9.0 ADJOURNMENT

9.01 Set Next Meeting Date, Time and Place

March 24, 1997 at 6:00PM at the residence of Mark Risley  
69 Glen Lake Drive.

9.02 Adjourn

There being no further business to come before the Board, motion was made, seconded and carried to adjourn the meeting at 8:35PM