

THE GLEN OF PACIFIC GROVE
HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

APRIL 8, 1998

Fifi's Cafe & Bakery, 1188 Forest Avenue
Pacific Grove, CA

MINUTES

- 1.0 CALL TO ORDER: 5:30 pm
- 2.0 ROLL CALL:
- | | |
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| Jack Rutherford | Present |
| Glen Grossman | Absent with notice |
| Diane Hardcastle | Present |
| Mark Risley | Present |
| Chuck Adams | Present |
| Charlotte Mosel | MCC, Manager, Present |
| Also Present: | Wolfgang Haas & Virginia Capra |
- 3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR APPROVAL: Nothing additional for agenda. Homeowner Capra wanted to know if she purchased plants, could Association landscaper install them; Board agrees to this as long as plants are replaced with same type species.
- Homeowner Haas hands out a flier from Monterey College of Law showing session to be held which might interest Board members.
- 4.0 APPROVAL OF PREVIOUS MEETING MINUTES:
- 4.01 Minutes - March 2, 1998: On motion made by Adams, seconded by Risley, and carried, it was resolved to approve the minutes as presented.
- 5.0 REPORTS:
- 5.01 Delinquency Reports - 2.28.98
Deferred to next meeting with Treasurer Grossman present.
- 5.02 Financial Reports - 2.28.98
Deferred to next meeting with Treasurer Grossman present.
- 5.03 Bank Statements - 2.28.98
Deferred to next meeting with Treasurer Grossman present.
- 5.04 MCC Billing Report - 1.31.98 & 2.28.98
Deferred to next meeting with Treasurer Grossman present.

6.0 UNFINISHED BUSINESS:

6.01 Roof Repair & Flashing: Still waiting for proposals to replace pumphouse roof and for letters from roofing contractors regarding the condition of the roofs. It was noted that Lambert Roofing is completely finished. Defer. OPEN ITEM.

6.02 Paint: No response has been received to letter sent to Saleh Company by the Association alleging problems with their work on the buildings at the Association. President Rutherford has received three proposals from painting contractors who looked at the property and have stated what work needs to be completed. On motion made by Risley, seconded by Rutherford and carried, it was resolved that Board member Risley will review all documents, including a 4-6 page "specs" which was originally included with the Saleh contract, and will determine what portion of the contract was not performed by Saleh. He will review this with one other Board member and will present findings to Board at next meeting. Management to provide all Board members with a copy of the Association's letter from January to Saleh, Saleh's two-page contract and the additional 4-6 page "specs". Will also provide Board with copies of three proposals received today. Defer. OPEN ITEM.

6.03 Committees: Welcoming Committee: No one present; no report.

Gardening Committee: Board requests plant replacement at units 30 & 72 be deferred to the Committee and, if necessary, discussed with Association's landscaper. It was also mentioned that unit 25 should have some vines planted at base of new fence installed; this is not the Association's responsibility and Committee will discuss same with owner of 25. Adams makes a motion that due to the large usage and waste of water, that in the smaller areas, the converting from grass to drought resistant vegetation start. Management mentions resident's view on this be taken into consideration. Risley suggests that the approach of one area at a time be converted and seconds the motion. Motion carried. President Rutherford will write an article for the newsletter explaining how and why these changes will take place.

Rules & Enforcement: No one present; no report.

Architectural Control Committee: Wolfgang Haas is present. Board member Risley discussed his feeling that there is a need for a strong Architectural Control Committee at The Glens; this should be a five-

member Committee. It was noted that Ron Johnson has agreed to serve on the Committee. The Board agreed this should be a three-member Committee. Each Board member will come to the next meeting with one person who has agreed to serve on the Committee and the Board will elect one person from these.

It was noted that the owners who have installed butterflies on the outside of their home have been written two letters with respect to not receiving ARC approval. President Rutherford will ask them to remove the butterflies and if not resolved, Management will write a formal demand letter. Motion made by Adams, seconded by Risley and approved by all.

6.04 Budget: Wolfgang Haas still in process of reviewing information from the water company showing usage, etc. and will consult with Treasurer Grossman. Adams asked if anyone knew dollar amount spent due to "El Nino". Defer. OPEN ITEM.

6.05 Insurance: President Rutherford stated he is obtaining other bids for insurance. Member Adams requests that a one-line item be placed on billings to owners which itemizes the exact amount spent per month, per unit on earthquake insurance; motion so made. Seconded by Risley and carried. Management to arrange. Defer. OPEN ITEM.

7.0 NEW BUSINESS:

7.01 Failing Windows in Unit 71: After due consideration by the Board and further review of the CC&R's, and noting that in keeping with the previous practices of the Association, it was decided that the Association is not responsible for and will not replace windows that have experienced fogging and have failed whether or not it is due to condensation. Motion made by Adams, seconded by Risley and carried. CLOSED ITEM.

7.02 Granite Construction: It was noted that Granite will bill the Association for their work in the amount of \$31,627 after maturity of \$100,000 CD, May 13, 1998. It was also noted that there will be extra plantings of vegetation around the white pipes which Granite installed for drainage. CLOSED ITEM.

7.03 Invoice Approval: On motion made by Adams, seconded by Risley and carried, it was resolved to approve the following invoices: Ream Construction, 3.10.98, unit 78, \$1,103.44; Ream Construction, 3.11.98,

unit 16, \$996.13 and Granite Construction, 2.28.98, additional drains at unit 78, \$1,703.44. CLOSED ITEM.

8.0 CORRESPONDENCE:

8.01 General Correspondence: None.

8.02 Board Correspondence:

9.0 ADJOURNMENT

9.01 Schedule Next Meeting: May 18, 1998, 5:00 pm in unit 36.

9.02 Adjourned at 8:45 pm