

**THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS SPECIAL MEETING**  
(Pursuant to Article 5, Section 5-A of Bylaws)

August 20, 1998  
36 Glen Lake Drive  
Pacific Grove, CA  
5:00 PM

**MINUTES**

**1.0 CALL TO ORDER 5:00 PM**

**2.0 ROLL CALL**

Jack Rutherford	President	Present
Diane Hardcastle	Vice-President	Present
Glen Grossman	Secretary-Treasure	Present
Mark Risley	Director	Absent
Chuck Adams	Director	Present
Joseph Chaffers	MCC	Absent
Also Present:	Dennis Sullivan, Phil Coniglio	

A special meeting of the Board of Directors of The Glen of Pacific Grove was called on Monday, August 20, 1998 for the purposes of approving the painting contract proposed by Dennis Sullivan.

Jack Rutherford read letter from our attorney Terry Mallery which was sent to Saleh's attorney, Michael Sosnowski (see attachment).

Mallery advised us to proceed with the repair work and to not tell Saleh what our plans are regarding possible mitigation or small claims court.

It was dicussed to have Gordon Martine come as a witness about the quality of the end product of Benjamin Moore paint.

**Concerning the Dennis Sullivan bid (see attachment):** Chuck Adams asked who would be monitoring the quality of the work throughout the project and it was decided to have Jack Rutherford, Chuck Adams and John Shipley do it.

Diane Hardcastle had a concern if we wanted to use Benjamin Moore paint again and was assured that it is the best paint on the market. She also asked about including a disclaimer

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in the bid to which Sullivan directed her to page 3, #5 of the contract regarding condition of the boards. Grossman asked what is meant by premature failure and requested to change language to "Some boards may not hold their paint due to previous deterioration of siding." in place of page 3, #5 of Sullivan bid.

Hardcastle asked how long is warranty period to which Sullivan informed their is no warranty as everything he is doing is damage control. Rutherford stated the problem is 14 years old and was not taken care of twice before during previous painting jobs.

Hardcastle suggested that approval should be held off until the general membership meeting so as to send notice putting it to a vote of the association members. Grossman stated that the decision should be made by the board not the association but he will put it in the newsletter to give members a chance to give their input.

Glen Grossman requested that an additional paragraph be added itemizing the specific units by number and work Sullivan won't be doing to create a record for any future board members. Sullivan informed board members that he isn't able to inspect every board but agreed to inventory areas of concern with Rutherford setting up a ledger for Sullivan to which they will communicate with each other on a weekly basis.

Grossman requested that the bid be broken up into components in order for Sullivan to get started on Monday, August 24 and to vote on the whole contract on the board meeting of August 31<sup>st</sup>.

Grossman and Hardcastle have a concern that this meeting wasn't properly noticed and not posted 4 days in advance. Jack stated that 3 months ago the board notified everyone in the newsletter. Hardcastle suggested to hold off on approval of the Sullivan contract until the board meeting so as to get a feel of the association's thoughts regarding this expenditure.

It was motioned by Grossman and seconded by Adams to let Sullivan start on Adam's unit and to put in the newsletter that the board has decided to take care of the problem before the rains start. Sullivan is to write up an interim contract for \$1600.00 and start on the 24<sup>th</sup> of August. The motion carried unanimously.

**Additional Business:**

Edith Davis in unit #84 requested to plant, trellis and cement her patio area in a letter to Wolfgang Haas. This matter needs more attention. DEFER. OPEN ITEM

**Adjournment: 6:00 PM**

PROPOSAL

CARMEL VALLEY PA. STING  
LARRY PARRISH  
12 PASO CRESTA  
CARMEL VALLEY, CA. 93924

CALIFORNIA  
LICENSE #SS0926

Proposal No. 42  
Sheet No. 1 of 3  
Date 8/20/98

Proposal Submitted To

Work To Be Performed At

Name THE GLEN  
Street GLEN LAKE DR.  
City PACIFIC GROVE  
State CALIF. 93950  
Telephone Number

Street SAME  
City State  
Date of Plans  
Architect

We hereby propose to furnish the materials and perform the labor necessary for the completion of

JOB PERFORMANCE DETAILED ON PAGES 2 & 3.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

TWENTY FOUR THOUSAND Dollars (\$ 24,000. )

with payments to be made as follows

\$ 2,400 DOWN, \$ 2,400 DRAWS ON TWO WEEK INCREMENTS AND THE BALANCE DUE UPON COMPLETION.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

*Larry Parrish*  
Per JACK RUTHERFORD

Note — This proposal may be withdrawn by us if not accepted within 60 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Date \_\_\_\_\_ Signature \_\_\_\_\_



## JOB PERFORMANCE DESCRIPTION

1. LIGHTLY SAND BOTTOM EDGE OF SIDING TO BE TREATED.
2. APPLY AN ELASTOMERIC COMPOUND TO THE BOTTOM EDGE OF SIDING WHERE SEPARATION HAS DEVELOPED. SEPARATION BEING WHERE PAINT IS NOT SUFFICIENT TO SPAN A GAP. ELASTOMERIC IS A HEAVY BRUSHING COMPOUND RUBBERIZED, USED TO SPAN AN OPENING LESS THAN  $\frac{1}{16}$ ".
3. APPLY ONE COAT OF BENJAMIN MOORE'S FRESH START, A 100% ACRYLIC BONDING PRIMER TO SPECIFIED SURFACE EDGES INCLUDING ELASTOMERIC APPLICATIONS. SPECIFIED SURFACE EDGES ENCOMPASS THE TOTALITY OF THIS WORK TO BE CONTAINED BY NOT MORE THAN EIGHT (8) BOARDS FROM THE GROUND LEVEL AND NOT MORE THAN EIGHT (8) BOARDS FROM THE ROOF LINE ON THE SECOND LEVEL.

CONTINUED ON PAGE 3

JOB PERFORMANCE CONTINUED  
FROM PAGE 2.

4. APPLY ONE COAT OF BENJAMIN MOORE'S MOOREKARD LOW LUSTRE LATEX TO ALL PRIMER APPLICATIONS. COLOR TO MATCH EXISTING COLORS AS CLOSE AS POSSIBLE.
5. SOME BOARDS MAY SUFFER PREMATURE FAILURE DUE TO THEIR CURRENT CONDITION.
6. REPAINT PEDESTRIAN BRIDGE WITH ONE COAT ON RAILS AND TWO COATS ON DECKING.
7. TOUCH UP ISOLATED PEELING ON FACE BOARDS THROUGHOUT THE COMPLEX.
8. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR CLEARING PATIO ITEMS THREE FEET FROM SIDING, AND CUTTING BACK SHRUBBERY FROM SIDING AS FEASIBLE.