

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

August 31, 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	Present
Chuck Adams	Director	Present
Joseph Chaffers	Manager	Absent

Also Present: Wolfgang Haas, Phil Coniglio, Cheryl and John Hosking, Candy Pollock, and Edith Davis

**3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR
APPROVAL**

The following items were added to the agenda: 7.01 Accountant proposals, 7.02 Edith Davis request, 7.03 Gardening, 7.04 Barriers, 7.05 adopt changes to Rules and Regulations.

Wolfgang Haas stated he had not seen a copy of the earthquake policy and is not happy with the declaration page because, among other things, it doesn't have the proper name of the Association as beneficiary. MCC was directed to obtain four (4) complete countersigned copies for Haas, Adams, Grossman, and Hardcastle and to contact Jeff Kane regarding an amended Declarations page, inaccurate property descriptions, incorrect Association name, and lack of a counter-signature.

MCC was directed to follow up on Carmen Russo's late dues. Grossman inquired as to whether the certificate of deposit was cashed out in the financials (assets & liabilities #5) and why the MCC bill was not in the packet. Motion by Adams, seconded by Grossman, that MCC provide all Board members with financial statements before every Board meeting. Motion carried unanimously.

4.0 APPROVAL OF PREVIOUS MEETING MINUTES

- 4.01** Minutes from August 20, 1998 Special Meeting regarding painting contract approval- August 20, 1998. On motion made by Grossman; seconded by Adams and carried, the minutes were approved as presented.
- 4.02** Meeting- August 31, 1998. On motion made by Adams with amendment to 6.04 of "\$20,000.00 to \$25,000.00" to "15,000.00 to \$20,000.00" (page 2), and seconded by Grossman with additional amendment to include the third motion on Grossman's handout (see attachment) and to redistribute the amended minutes, the minutes were approved as amended.

5.0 REPORTS

- 5.01 Delinquency Reports -7.31.98**
- 5.02 Financial Reports - 7.31.98**
- 5.03 Bank Statements -7.31.98**
- 5.04 MCC Billing Report -**

On motion made by Grossman, seconded by Adams and carried, items 5.01 through 5.04 were accepted as presented.

6.0 UNFINISHED BUSINESS

- 6.01 Paint:** Under discussion, Hardcastle expressed concern with the lack of a guarantee and questioned whether we needed to paint at all. Rutherford explained that if the siding is not painted now, the unpainted part will wick up water, swell up, fall apart, and will have to be replaced at a much greater cost. Risley again brought up Grossman's idea of aluminum siding. Rutherford stated he would get a bid on it. Agreed that pursuing Saleh for restitution would be put on hold for now. Rutherford states that Mark Kellogg from Schwein-Christensen Laboratories, the material engineer hired by Saleh, told him that this siding is infamous for not holding paint and at least three times stated that there was no priming on the Glen's buildings. MCC to call Trilex and Augie Lewis to find out the name of the siding manufacturer and to call ECHO regarding whether or not there is any class action suits against this manufacturer. It was moved by Rutherford for authorization to sign the Sullivan painting contract to complete the additional work at a cost of \$22,400.00; seconded by Adams and carried with abstentions from Hardcastle and Risley. DEFER. OPEN ITEM.

- 6.02 Enforcement of parking rules:** Rutherford read a letter from Candy Pollocks' landlord, Brent Lanier, regarding how tenants should be allowed to parallel park and that the Board's decision prohibiting parallel parking in driveways was not an adequate solution. Discussion continued with Candy Pollock and Edith Davis as to the process the Board went through in arriving at this decision. Since the Board had already voted, the prohibition would remain. However, Rutherford delayed enforcement until the end of September. DEFER. OPEN ITEM.
- 6.03 Tennis court resurfacing:** After discussion of priority of expenditures, it was decided to delay resurfacing the tennis court until next Spring. Risley and Adams will investigate the Sport Coat surface. DEFER. OPEN ITEM.
- 6.04 Slurry of roads:** It was moved by Adams and seconded by Grossman to authorize Rutherford to obtain an additional bid besides the \$8000.00 Granite bid to slurry the roads. Motion carried with Hardcastle and Risley opposing. DEFER. OPEN ITEM.
- 6.05 Pedestrian gate:** Rutherford will take care of it. CLOSED ITEM.
- 6.06 Architectural control proposed guidelines:** Risley discussed the need to state in exact language what is acceptable as to size, color, type, etc. on any exterior changes and/or additions. He would like the Architectural Review Committee to walk the grounds and alert MCC of violations. Haas stated that this was not the responsibility of his committee and he was awaiting similar homeowners' guidelines from MCC in order to formulate The Glen's. Adams stated that by approving the butterflies on #16, the Board had set a precedent and was creating a long term problem which will go on forever. DEFER. OPEN ITEM.

7.0 NEW BUSINESS

- 7.01 Accountant proposals:** It was moved by Grossman, seconded by Adams and carried unanimously, to accept the Pon and Stiff bid for \$1670.00 for an audit. CLOSED ITEM
- 7.02 Edith Davis request:** DEFER. OPEN ITEM
- 7.03 Gardening:** It is felt that the gardeners are unsupervised and that Carol Rutherford could walk the grounds with Susan twice weekly, keep a log of resident requests, and create a priority list of projects to be completed by the gardeners within the \$200.00 per month budget and post these in the newsletter. A bulletin board with a list could be kept near the bridge in the covered post box area for residents to note their requests. DEFER. OPEN ITEM.

7.04 Proposed changes to Rules and Regulations: Rutherford reads Grossman's amendments to parking rules and regulations (see attachment; changes in red). Risley suggests that a checklist of parking violations be distributed to Board members to log complaints which could be forwarded to MCC for enforcement and that the individual with the van be fined. DEFER. OPEN ITEM.

7.05 Deer Barriers: It was discussed that the appearance of string and other barriers in an attempt to restrain deer from destroying flowers is unsightly. Risley will address the problem in the monthly newsletter and solicit community views on a solution. DEFER. OPEN ITEM.

8.0 CORRESPONDENCE

8.01 General Correspondence:

8.02 Board Correspondence:

9.0 ADJOURNMENT

9.01 Set Next Meeting Date, Time and Place: October 12, 1998; 5:00 PM;
@ #36 Glen Lake Drive

9.02 Adjourn: 7:45 PM