

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

December 6, 1998
71 Glen Lake Drive
Pacific Grove, CA 3:00 PM

MINUTES

1.0 CALL TO ORDER 3:12 PM

2.0 ROLL CALL

Jack Rutherford	President	Present
Anna Lorenzen	Vice-President	Present
Glen Grossman	Secretary-Treasurer	Present
Mark Risley	Director	Present
Chuck Adams	Director	Prese
Philip Coniglio	M C C	Present

Also Present: Jane Smale and Wolfgang Haas

3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR APPROVAL

The following items were added to the agenda: 7.04 Late Fees, 7.05 Service on Gate, 7.06 Allocation of Committee Functions, 7.07 Yearly Association Policy Packet, 7.08 Termite Extermination and 7.09 Motion Detection Lights.

Grossman requested that the print quality of the financial reports be improved to make them more legible and questioned the bank statements totals.

Adams brought up the policy of forgiving late payments. His concern was about the same people that always seem to be forgiven and asked MCC to draw to the Boards attention in the minutes notification of who has been late.

Also he had a concern for the front gate as rain was getting in the hinge bearing and Drakes who have been maintaining it did not reassemble it properly. Adams requested getting other possible bids for tri-annual servicing.

4.0 APPROVAL OF PREVIOUS MEETING MINUTES

4.01 MINUTES - August 31, 1998 and November 2, 1998. On motion made by Grossman, seconded by Adams and carried, it was resolved to approve the modified minutes as presented by Grossman.

5.0 REPORTS

- 5.01 Delinquency Reports - 11.30.98
- 5.02 Financial Reports - 11.30.98
- 5.03 Bank Statements -11.30.98
- 5.04 MCC Billing Report - 11.30.98

On a motion made by Grossman, seconded by Risley and carried, it was resolved to approve the reports as presented.

6.0 UNFINISHED BUSINESS

6.01 Painting: It was discussed to sue Saleh or go to Small Claims Court and it was moved by Adams and seconded by Grossman to have Rutherford negotiate an attorney and come back with his recommendations and to check with Carmen Rousso's family. (Her son or daughter is an attorney) It carried unanimously. DEFER.

6.02 Parking Rules: It was moved by Grossman and seconded by Risley that whenever a Board member observed a violation to notify MCC to enforce the rules with an initial warning letter, followed by a second letter with a \$10.00 fine and the next with a \$50.00 dollar fine. It carried unanimously. Under discussion MCC was asked to send units

- # 82 (Toyota Four Runner) and
- #3 (Cadillac) a letter instructing the tenants that their car parked in front of the unit is in non-compliance and that the next notice will include a fine.
- Unit # 76 uses the guest parking and still needs to clean out the garage as this is in non-compliance with Board Rules. MCC needs to send a follow-up letter with a fine as both the Pacific Grove Police and Fire Departments have already notified the tenant.
- Also unit #90 needs to be notified to park their truck off the road completely and in their driveway or park elsewhere.

6.03 Tennis Court Resurfacing: DEFER until Spring.

6.04 Slurry of Roads: Rutherford talked to Ty Seeders about the complaints: Unevenness, granite and sand mixture breaking up, lap lines, not applied up to the curb in certain areas and being wet still on the south side. He was informed that some problems will go away and that in Spring they would take care of any additional problems, it was moved by Grossman, and seconded by Lorenzen to advise homeowners of progress the newsletter and to list specific complaints in a letter to Granite with the notice that by cashing this check Granite is agreeing to remedy the listed problem. CLOSED.

6.05 Architectural Control Proposed Guidelines: Wolfgang Haas developed a chart format with the different committees at the head of each column as a process of finding out which group is responsible for enforcement of rules, regulations and decisions. He suggested that a search through the C C & R's, the rules and regulations and the preceding years minutes would produce the areas which need to be delegated. Adams suggested a special study meeting with committee heads and the Board to brainstorm and complete the process. Anna Lorenzen volunteered to start the process with an initial listing on the chart, which will be available for the next Board meeting. DEFER.
Also a motion made by Grossman to approve the amendment to the rules and regulations, "For the purpose of approving requests under the provisions of Article VI, your committee may consider the area described in Article II to be the area in back of a unit running the full width of the unit and extending out a reasonable **but** limited distance from the wall."; and seconded by Loreszen was approved unanimously. CLOSED.

6.06 Edith Davis Request: DEFER.

6.07 Gardening: DEFER.

6.08 Rules and Regulations: DEFER.

6.09 Deer Barriers: DEFER.

6.10 Garbage Removal: DROP.

6.11 Insurance Policy: No Board member received the actual insurance policy from Jeff Kane only an amended declarations page. MCC advised to once again expedite the process. DEFER.

7.0 NEW BUSINESS

7.01 Feeding of Ducks: It was moved by Risley and seconded by Grossman to send out a special letter to the Glen Homeowners to educate them on the reasons not to feed the ducks. With the following enclosed: the Pacific Grove City ordinance prohibiting this, an article by the Friends of Monterey Wildlife with 8 reasons why animals should not be fed and a recent newspaper article relating the large amount of money that certain Pacific Grove residents were fined as a result of feeding birds and wild animals. The motion carried 4 to 1 with Rutherford opposing, CLOSED.

7.02 Raccoon Removal: CLOSED.

7.02 Wilson Boat: DROPPED.

7.03 Late Fees: It was moved by Adams, seconded by Rutherford and carried that no late fees be forgiven or waived except by the Board with notification given at the monthly meeting. CLOSED.

7.04 Service on Gate: It was discussed to have MCC get 3 bids, as the Board was not happy with Drake's service. DEFER.

7.05 Allocation of Committee Functions: It was discussed to have a subcommittee of Risley, Adams and Haas to start with Architectural Control Committee, Gardening Committee and Rules Enforcement and to defer the project until after the February 4 Board meeting to set a Special Study Meeting.

7.06 Yearly Association Policy Packet: (to go out July 15) DEFER.

7.07 Termite Extermination: Rutherford reported that unit # 26 (Craig Wooley) has a termite problem. They already got 2 bids, one for \$5000.00 and one for \$3900.00, Rutherford suggested that the Board go with Orkin's \$3900.00 bid with a 5 year guarantee and that while Orkin was on the premises to survey The other properties for further termite infestation. Grossman requested to review the contract. DEFER.

***NOTE: The Board was surveyed on December 8, 1998 and Board approved a contract for \$3900.00 with Orkin Pest Control.**

7.09 Light Motion Detectors: Rutherford submitted 3 similar light designs with motion detectors as possibilities for a uniform look for the Glen and it was suggested to have the Architectural Control Committee approve of the concept. DEFER.

8.0 CORRESPONDENCE

8.01 General Correspondence:

8.02 Board Correspondence:

9.0 ADJOURNMENT

9.01 Set Next Meeting Date, Time and Place:

January 24, 1999 at 3:00 PM @ Anna Lorenzen's, #71 Glen Lake Drive

9.02 Adjourn: 5:17 PM