

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

February 5, 2002
9 Glen Lake Drive
Pacific Grove, CA 93950
5:00PM

MINUTES

1.0 CALL TO ORDER

2.0 ROLL CALL

Candy Pollock	Present
Jack Rutherford	Present
Bob Stevens	Present
Jim Ray	Present
Jack Rugar	Present
Joseph Chaffers	Present

Also present: Augie Lewis, Adorain DeGalffy, Pat Claus, Wolfgang Haas, Glen Grossman, Miriam Edwards, and Gretta Harpham

3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR APPROVAL

4.0 APPROVAL OF PREVIOUS MEETING MINUTES

4.01 Minutes – November 27, 2001
Bob Stevens moved, Jim Ray seconded, approved as reported.

5.0 REPORTS

5.01 Delinquency Reports (12/31/01)
Bob Stevens moved, Jim Ray seconded, approved as reported

5.02 Financial Reports (12/31/01)
Bob Stevens moved, Jim Ray seconded, approved as reported.

5.03 Bank Statements (12/31/01)
Bob Stevens moved, Jim Ray seconded, approved as reported.

5.04 MCC Billing Report (12/31/01)
Bob Stevens moved, Jim Ray seconded, approved as reported.

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5.05 Welcoming Committee
Nothing to report at this time.

5.06 Gardening Committee
See attached report.

5.07 Lake Report
Jack Rutherford reported that a electrical box was replaced. The Lake is in good shape.

See continued minutes from Bob Stevens.

Continued minutes from Board meeting of February 5, 2002

- 5.08 Rule Compliance: President Candy reminded everyone that there is no longer a "Rule Enforcement Committee." The new activity is called Rules Compliance and all members of the Board of Directors are involved in such issues as parking compliance.
- 5.09 Architectural Control Committee (ACC): Ron Johnson is presently the only member of this three-person committee. Volunteers are needed to insure that ACC has the ability of approve necessary building projects in the Glen. As a Planned Development, the Glen strives for uniformity and consistency in all modifications.
- 5.10 Maintenance Report: Our handyman Dennis Sullivan continues to repair and maintain wooden surfaces in the Glen, primarily concentrating on window ledges and sills. Discussion centered on how to "code" the efforts of Dennis Sullivan. Presently, it appears to be coded against reserves and probably should be coded against current operations. Owner Augie Lewis once again brought up the issue of whether or not exterior maintenance, such as window ledges and sills are, in fact, an obligation of the HOA. Secretary Stevens suggested to the Board of Directors that we seek a legal opinion as to the duties of a Board in a condo complex or a planned development.
- 5.11 Staff Report: President Candy commented that during the Christmas season, the Glen residents were fairly cooperative about parking in guest parking. **** Candy said something else, I missed it.))
- 5.12 Ad Hoc Committees:
1. Reserve Study Committee: Treasurer Jim Ray reported that the adjustments to be made in the reserve study will be ready in sufficient time to vote on later this year (((need Month if Jim has it))). Jim provided a 7-page report for the Board's consideration. (((Also need any more verbiage if you want for the minutes.))) Copy attached
 2. Governing Documents Committee: Chair Glen Grossman reported on the status of the CC&R and Rules Revision Committee. Glen provided a 3-page report to the Board concerning the proposed revision of the CC&Rs, Rules and Regulations and the Bylaws. Copy attached
- 6.01 Drainage into Arnet Park: Vice President Jack continues to meet informally with Pacific Grove officials concerning the water which runs from our property onto Arnett Park. It may be necessary for the Glen to see legal counsel with respect to the expenses which might be required by the City of Pacific Grove.

- 6.02 Raccoon Problem: The raccoons have almost disappeared. The Glen has trapped approximately 20 of them and it has been two weeks since we trapped any last.
- 6.03 Revise By-Laws regarding Annual Meeting: An ad-hoc committee will be formed under the leadership of President Candy to conform our By-Laws concerning the annual meeting to the realities of what the Glen has been doing for a number of years.\
- 6.04 Noise furnace complaint from resident. Greta Harpham, # **** For the past several months, the furnace in the unit adjacent to # has been making a whining noise and disturbing Ms. Harpham. Mrs. Harpham contacted Legal Services for Seniors and their staff attorney wrote a letter of complaint to the owner of the neighboring unit. When the owner of the “offending” unit refused to do anything, Legal Services for Seniors advised Ms. Harpham that the only course of action was to file a complaint in Small Claims Court to have the court abate the nuisance. Ms. Harpham chose not to follow up the complaint. At this meeting, Ms. Harpham apparently complained that the offending parties were NOT making noise since they were not using their furnace. Ms. Harpham was told that this dispute is beyond the scope of the Board’s duties and she was reminded to contact Legal Services for Seniors again, if she chooses to pursue legal action.

7.0 NEW BUSINESS

- 7.01 Bill Reimbursement: Treasurer Jim has come up with a new system for requesting reimbursements from the Glen. He will log the requests in, get one of the Board members to sign the paper, sign it himself and then forward the requests to MCC on a period basis.
- 7.02 Gate Function: There was confusion recently when an Pacific Grove emergency vehicle came through the gate, “clicked” the gate open incorrectly, which resulted in the gate closing before other emergency vehicles could get through. The Pacific Grove department is being given an “in-service” to insure that all drivers know that they must “click” the gate opener only ONCE, which will leave BOTH gates open.
- 7.03 Arnett Parking Area: There have been several incidents of vandalism outside the gate in recent months. The Pacific Grove police patrol the area fairly aggressively but are not there constantly.
- 7.04 Insurance Liability: Concerns have been expressed about the liability to the Glen HOA because of the tennis court and the lake. In order to minimize the Glen’s liability, logs of maintenance at the tennis court and on the lake will be maintained so that we cannot be accused of negligence in our duties to guests and residents.

8.0 CORRESPONDENCE

8.01 General Correspondence: None

8.02 Board Correspondence: None

9.0 ADJOURNMENT

9.01 The next meeting has been set for March 19, 2002 at 5:00pm in Unit #9

9.02 The meeting was adjourned at 6:40pm.