

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

January 10, 2003
36 Glen Lake Drive
Pacific Grove, CA

MINUTES

1.0 CALL TO ORDER 5:00 PM

2.0 ROLL CALL

Candy Pollock	Director	Absent
Jack Rutherford	Director	Present
Jim Ray	Director	Present
Jack Rugar	Director	Present
Glen Grossman	Director	Present

Managing Agent Joseph Chaffers - Absent
Members Present: none

3.0 AGENDA REVIEW/RESIDENT REQUESTS:

Emergency meeting called at the request of Glen Grossman pursuant to Civil Code Section 1363.05(h) [“An emergency meeting of the board may be called by the president of the association, or by any two members of the governing body other than the president, if there are circumstances that could not have been reasonably foreseen which require immediate attention and possible action by the board, and which of necessity make it impracticable to provide notice as required by this section.”] The emergency is the presence of mold (and a mushroom) in the master bedroom of unit #42 allegedly caused by a pipe in the common wall between #40 and #42. ATC conducted air sampling for mold spore concentrations on 12/20/02.

By report to Rutherford dated 1/6/03, ATC reported large concentrations of Penicillium/Aspergillus and the presence of Stachybotrys chartarum in the unit and recommended removal of the bedroom carpet and carpet pad, cleaning of the furniture and contents, stopping the leak, cleaning the wall, and scrubbing the air.

Rutherford advises:

1. He received 3 bids for the work on #42. DMC submitted a written bid of approximately \$14,000 for a “full package” with a guarantee that the unit will pass ATC inspection. Ream Construction submitted an oral bid of \$7883 to clean the entire unit with no guarantee of passing inspection. Pacific Reconstruction submitted a bid of \$7000 to clean just the master bedroom. None of the bids included replacing the sheetrock or carpet.
2. He talked with Jeff Kane, KBK Insurance, who advised to file a claim against the

Association's insurance policy if the Board opted to go with DMC's bid but not to file a claim if the Board opted to go with a cheaper bid because the homeowner's insurance on unit 42 would probably pick up some of the costs and Travelers would be likely to increase the Association's premium if a claim is filed.

Motion by Rugar, seconded by Rutherford, not to report a claim against the Association's insurance policy. Motion passes unanimously.

Rutherford will attempt to get written bids from Ream and Pacific on Monday. Adjuster for the homeowner's insurance will be inspecting the unit on Monday, 1/13/03 at 4:00 and will probably be available to meet with the Board at 4:30.

Emergency Board meeting continued to Monday 1/13/03 at 4:30 at #36.

Other items for President Candy:

1. #86 wants a free low-flow showerhead.
2. Only Clauses (#7), Woolleys (#26), Margaret Tyler (#34), Rutherford (#36), and Cavas (#102) turned in signed releases for The Glen Directory.