

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

March 18, 2008

The Glen

92 Glen Lake Dr., Pacific Grove, CA

**1.0 CALL TO ORDER 6:30 PM**

**2.0 DIRECTOR ROLL CALL**

President Glen Grossman	Present
Vice-President Betty Lauritsen	Present
Treasurer Rodger Axt	Present
Secretary Marcia Scala	Present
At-large Director Nancy Budd	Present
Managing Agent Joseph Chaffers	Present

Members and residents present: Lynn Bomberger, Pat Bradley, Jack Rugar, Ken Morley, Faye Morley, Chuck Adams, Jim Ray, Candy Pollock, and Marce Grossman

**3.0 RESIDENT REQUESTS** – A moment of silence was had for the passing of residents Wolfgang Haas and Paul Sidone.

1. Pat Bradley-reminds Board that a storage unit was to be erected near the tennis courts for Christmas Decorations- Axt to do a.s.a.p.

2. Lynn Bomberger- about Wolfgang being diagnosed with Alzheimer's. Discussion was had about his unit.

3. Candy Pollock-Board will decide about planting a memorial tree. *Betty makes motion for HOA to pay for memorial trees for Paul and Wolfgang (no plaques) Nancy seconds all in favor; motion passes.* Board to decide what type of trees and where they will be planted after April 1, 2008.

4. Jim Ray-Congratulates Candy and all involved with the care and concern during Paul's illness. All agree!

**4.0 APPROVAL OF MINUTES** – Correction made to posted minutes of 1/29/08 to indicate the *That the Association adopt a budget whereby 62.5% or \$190.63 of our monthly dues of \$305 goes towards the Operating Budget and the balance of our dues (\$114.37) goes into the Reserve Account. Motion by Grossman, seconded by Budd, to accept minutes from 1/29/07 Board Meeting as amended.* Motion carried.

**5.0 REPORTS**

**5.1 FINANCIAL REPORTS** – Treasurer Axt reported that the Budget mailed to the Board members was incorrect. Joseph was consulted and he will send the correct budget out in the mail again adding \$6862.20 to operating account. Jack Rugar, former President, suggested that the Board is over budget. There was discussion

about the budget it was determined that we have money in our reserve account. There will be a correction on the Website that a resident of The Glen is \$1800. in arrears of their dues.

**5.2 NEW RESIDENT INFORMATION REPORT:** Lauritsen reports no new residents- #96, #52, #76 and #5 open rental units.

**5.3 GARDENING REPORT:** Rodger reported that the outgoing Property Services has been paid in full until the end of March. Lauritsen reports that the issue of money owed to Susan for tools is still under discussion and will be settled by March 31.

**5.4 MAINTENANCE REPORT –** Axt reports that #110 french doors have not been replaced and termite repair not done yet. Manuel Bentencourt will do the work and Candy's number has been given to him to contact her.

**5.5 LAKE REPORT:** Betty reports that the work began 1/08- 17 tons of rock was ordered (see attached detailed report) the bank from #110 for 85 ft. was stabilized. 2/08 -17 more tons of rock used as well as 39 bags of Quikrete to stabilize base of 175 ft. of rock wall. Many plants were planted (see detailed report for types of plants.) A list of expenses spent on the lake was provided by Rodger (see attached list) Lake project cost \$3408 with \$2136 for labor for gutters and debris removal for a grand total of \$5544.

-The noise of the old pump motor is an issue. *Nancy moves that if a new pump costs \$2500 or less, the Board authorizes Axt to replace the motor. Grossman seconds the motion. Motion passes.* Axt will also look into sound proofing the motor or pump house.

**5.6 WILDLIFE CONTROL REPORT:** No raccoons.

**5.7 ARCHITECTURAL CONTROL REPORT -** Chairperson Morley reported unit #110 requested permission to not install cross bars on back windows request permitted.

**5.8 RULE ENFORCEMENT:** No new news.

**5.9 PARKING ENFORCEMENT:** Bomberger reports that #46 is parking in driveway and car is sticking out in street.

**5.10 LEINS:** According to the ECHO seminar this category needs to be added to the Agenda of the meetings even if we have no new business in this area.

**5.11 NEWSLETTER:** Candy to write the Newsletter. To add to newsletter: Need to enforce 15 mph. speed limit. Fines will go along with speeding.

**5.12 EXECUTIVE SESSION:** Grossman reports that it was agreed to sign contract with new gardener, Cachina Landscaping they will start April 1, 2008. Rodger reads letter that was sent to owner of unit #14 about tenants. (attached) Owner of #14 phoned Rodger to say that the tenants will be out by March 31, 2008. All cheered.

## 6.0 UNFINISHED BUSINESS:

- 6.1 **2852 Forest Hills Blvd.** – Axt reports that there has been no response to the demand letter that was sent to the owner Mrs. Pham. It was decided that another letter threatening legal action will be sent by Rodger.
- 6.2 **Units #30 and 42 Drainage Problem** – Axt reports the back patio to unit #30 needs to be resurfaced because of animal prints and needs to cure for 30 days. Axt will reevaluate whether he wants the work crew that did #30 do the repair to #42 since this is more involved. No more discussion was had.
- 6.3 **French Doors for Unit #110** –No new news.
- 6.4 **Parking outside The Glen** – No new problems.
- 6.5 **CPA REPORT/AUDIT/TAX RETURNS:** Joseph needs receipts from Wells Fargo, Rodger will provide what Joseph says accountant needs for taxes.
- 6.6 **BUDGET:** Joseph will correct budget which was sent out.
- 6.7 **SIDEWALK/CURBS:** Rodger explained that workers will replace concrete on walkways: Between #42 & #44, in front of #3, and at the entrance gate. Taking out the lawn by the lake pump will correct the concrete unevenness there.
- 6.8 **WEBSITE SECURITY:** Glen working on this not ready to report.
- 6.9 **ASSO. RECORDS PRESERVATION:** Deferred
- 6.10 **ECHO APTOS SEMINAR 2/23/08:** Lauritsen reports that
  1. A new bill will soon be replacing the Davis -Sterling Act.
  2. A complete Reserve studies should cost between \$3000 and \$5000.
    - a) roofing needs to meet new reflection standards/need new roofing quote
    - b) good time to get new roofing quote because labor is costing less
  3. Roads need to be resealed every 3-5 years, we may need to do every year because of irrigation drainage. Our roads need new gutters.
  4. Absentee owners that rent take down the value of the property because they do not take the same care of the units. Discussion was had. *Grossman motions that we hire an attorney to write a new policy which says that The Glen prohibits more than 25% of the units be rental units. Budd seconds the motion. Motion passes.*
  5. Board needs to budget for bad debts collection.
  6. All disputes that happen between board members and unit owners are subject to mediation.

**6.11 ECHO ANNUAL SEMINAR 6/21/08:** *Grossman makes motion that the Board pay for six to attend Echo annual seminar on 6/21/08. Axt seconds, motion passes. Those to attend: Pollock, K. Morley, Budd, Grossman, Rugar, and Axt.*

**7.0 NEW BUSINESS:**

**7.01 RESERVE STUDY**– *Motion by Grossman to establish a Reserve Committee to examine companies to do the reserve report. Lauritsen seconds motion, motion passes. Barrera and others will be studied and the Board will convene in executive session to hire company. Ken Morley and Jim Ray will be the point men with the Reserve company.*

**7.02 CARING COMMITTEE:** *Motion by Grossman to establish a “Caring Committee” with Candy as chairperson. Her duties will include the Newsletter.*

**8.0 CORRESPONDENCE**--letter and money from Marina, Thank you letter from Mimi and a note from #74 Joanne Lewis about her bushes.

**9.0 FUTURE BOARD MEETINGS:** *Grossman motions that Board meetings be moved back to once a month being the second Tuesday of the month starting April 15<sup>th</sup> @ 6:00 pm at 92 Glen Lake Drive. Scala seconds, motion passes.*

**10.0 EXECUTIVE SESSION:** Cancelled. Will be held after Reserve Study Committee meets. They will give suggestions at next Exec. Committee meeting to be announced next week.

**11.0 ADJOURNMENT**

Respectfully submitted,

Marcia Scala, Secretary