

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

April 15, 2008
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, Ken Morley, Faye Morley, Jim Ray, Candy Pollock, and Marce Grossman.

3.0 RESIDENT REQUESTS –

1. Candy Pollock - check the property boundaries because we may be paying for maintenance of property which is not our. Betty will ask her friend who used to be in the P.G. Planning Dept if the Planning Dept still has the original map boundaries.

2. Faye requests the sidewalk between units #86 and 88 be repaired.

4.0 APPROVAL OF MINUTES – *Motion by Budd, seconded by Grossman, to accept minutes from 3/18/07 Board Meeting as corrected for spelling errors.. Motion carried.*

5.0 REPORTS

5.01 FINANCIAL REPORTS – Treasurer Axt reported that Joyce Jewett is our new advisor at Wells Fargo Investments. *Motion by Axt, seconded by Grossman, to move \$25,000 from the Wells Fargo Reserve Account earning 1.25% to the 4.26% account. Motion passes.*

5.02 NEW RESIDENT INFORMATION REPORT: Lauritsen reports new tenant in unit #5.

5.03 MAINTENANCE REPORT – Axt thanks Nancy, Candy, and Betty for helping him install the new storage shed. Aloha Pools quoted him \$3634 to install a new motor in the pump. *Motion by Axt, seconded by Lauritsen, to hire Aloha Pools to replace the motor for \$3634. Motion passes.*

5.04 LAKE REPORT: Lauritsen reports nothing new. Lynn to add half bluing to the lake.

5.05 WILDLIFE CONTROL REPORT: Scala reports that Mindigo had nothing to report.

5.06 ARCHITECTURAL CONTROL REPORT - Chairperson Morley reports nothing to report.

5.07 RULE ENFORCEMENT: Grossman reports nothing to report.

5.08 PARKING ENFORCEMENT: Bomberger reports nothing to report.

5.09 LIENS: no report.

5.10 COMMUNITY COMMITTEE: Chairperson Pollock requests a budget to be spent on caring; not on other community activities such as the annual picnics. *Motion by Budd, seconded by Scala, that a*

budget be created to fund the activities of the Community Committee in the amount of \$500 for the period April 15 through the end of the fiscal year, August 31, 2008. Motion passes.

6.0 UNFINISHED BUSINESS:

6.01 2852 FOREST HILLS BLVD. – Axt reports Mrs. Pham has not responded to the demand letter. He will try to get a phone number for her.

6.02 UNITS #30 AND 42 DRAINAGE PROBLEM – Axt reports the back patio to unit #30 requires grading. Axt will discuss with Ken Morley on unit #42 since the work is more involved.

6.03 CPA REPORT/AUDIT/TAX RETURNS: Joseph reports that Amrik Chand, our CPA, needs evidence that two Monterey County Bank certificates of deposit existed on 8/31/07. Joseph will provide that information to Chand tomorrow. Chand obtained an extension to 5/15/08 on filing tax returns.

6.04 LINE-ITEM BUDGET for FY2008-2009: deferred.

6.05 SIDEWALK/CURBS: Axt will talk to Bettencourt tomorrow and explain the urgency of fixing the concrete on the sidewalk approaching the bridge.

6.06 WEBSITE SECURITY: Grossman reports he signed a contract with Byte Technology for password protecting sections of the website.

6.07 ASSOCIATION RECORDS PRESERVATION POLICY: Deferred

6.08 RESERVE STUDY: Morley reports the Reserve Study Committee recommends we retain Barrera and Company to do our Reserve Study so long as they delete the "hold-harmless" clause in their contract. Otherwise, the Committee recommends we retain Helsing. *Motion by Grossman, seconded by Lauritsen, to adopt the Committee's recommendations.* Motion passes.

6.09 RENTAL POLICY: A draft by Jeff Barnett of a CC&R amendment had been circulated to the Board which set a floor and a ceiling on the number of rental units at 25%. *Motion by Budd, seconded by Grossman, that the rental policy as proposed by attorney Barnett be accepted with the exception that the ceiling for rentals be reduced to 20%.* Motion passes.

7.0 NEW BUSINESS:

7.01 GARDENING: Scala reports Gachina Landscaping is here on Wednesdays. Spraying of weeds is ongoing. Gachina is state certified. We are working on a lawn reduction plan to reduce use of water and need for mowing. Gachina recommends 5 gallon redwood trees as the memorial trees. Water pipes may need to be re-routed. Sharon Axt will make a card out of a picture of the trees and a card will be sent to Wolfgang's brother and to Mimi Sidoni.

7.02 KEY LOCK BOX: Bomberger reports she has redone the Outside Directory and has made keys to the Key Lock Box for each board member. She will make a list of each key and place that in the Key Lock Box.

7.03 CENTER ISLAND: Lauritsen will talk to Rugar about how to open the gate if there is no electricity.

8.0 CORRESPONDENCE--letter from unit #90 regarding gardening; letter from Fains requesting removal of a tree. Axt will have Roberts Tree Service remove it.

9.0 FUTURE BOARD MEETING: 5/20/08 @ 6:00 pm at 92 Glen Lake Drive.

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