

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

May 20, 2008

92 Glen Lake Dr., Pacific Grove, CA

1.0 CALL TO ORDER 6:05 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, Candy Pollock, Marce Grossman, Jack Rugar and Stephanie Lee

3.0 RESIDENT REQUESTS –

1. Stephanie's neighbor the Cava's would like to know if we can change light fixtures. Rodger will follow up.

2. Jack Rugar would like to have the minutes of the meeting posted on the website sooner. It was decided that the minutes would be posted 15 days before the meetings when possible. Asked to have insurance policy scanned and posted on Website along with the cost of our umbrella policy with Travelers Insurance. He asked that we be sure to add insurance to the Agenda in Jan & Feb 2009 for plenty of time for review.

3. Request by Alice Messinger #58 for new metal French doors be installed. Scala will contact and explain that owners are responsible for the price difference and must file an architectural approval.

4. Bomberger brought up the issue about Pacific Grove diverting the drain water from our "lake". Ken Morley says this is unlikely but will follow up on any new developments.

5. Axt pointed out that #40 has a leak in entryway of her unit. She has asked the plumber to check it out. It may be a problem with the irrigation. He will follow up.

4.0 APPROVAL OF MINUTES – *Motion by Grossman, seconded by Budd, to accept minutes from 4/15/07 Board Meeting. Motion carried.*

5.0 REPORTS

1. **FINANCIAL REPORTS** – Treasurer Axt reported that a new CD was set up at 3.350% and comes due 1/30/09. We now have \$507,000 in reserves.
2. **NEW RESIDENT INFORMATION REPORT:** Lauritsen reports new tenants in unit #14 and #76.
3. **MAINTENANCE REPORT** – Axt reports of the leak in #40 may be irrigation problem will keep informed.
4. **LAKE REPORT:** Bomberger asks about cleaning the lake with long handle rakes. Rakes need to be replaced, Axt will handle. Axt will get some workers to clean the new plants in Lake.
5. **WILDLIFE CONTROL REPORT:** Scala reports that there were no raccoons but will call a pest control company to get rid of gophers.
6. **ARCHITECTURAL CONTROL REPORT** - Chairperson Morley reports Units #74 & #76 have requested to paint their doors red. Morley will process request making sure that the painters are insured and the color matches the red trim.

6.0 UNFINISHED BUSINESS:

1. **2852 FOREST HILLS BLVD.** – Axt reports Mrs. Pham has not responded to the demand letter. Grossman will take issue to Small Claims Court.
2. **UNITS #30 AND 42 DRAINAGE PROBLEM** – Axt reports the back patio to unit #30 grading finished, planting will begin. Concrete needs to be repaired. Axt will discuss with Ken Morley on unit #42 since the work is more involved.
3. **CPA REPORT/AUDIT/TAX RETURNS:** Chaffers reports that tax returns are finished and Board Members should have reports. Audit was not received but will send to Axt and Grossman ASAP.
4. **BUDGET:** Budget Meeting set up for Board on Tuesday, May 27, 2008 at 6:00 PM at #10 Glen Lake.
5. **SIDEWALK/CURBS:** Axt will talk to new concrete company and explain the urgency of fixing the concrete on the sidewalk approaching the bridge.
6. **WEBSITE SECURITY:** Grossman reports website security complete.
7. **ASSOCIATION RECORDS PRESERVATION POLICY:** Deferred
8. **RESERVE STUDY:** Axt reports that we retained Barrera and Company to do our Reserve Study the required payment was made to start the report process. Morley will follow up to get report finalized.

9. **RENTAL POLICY:** Grossman deferred.

7.0 NEW BUSINESS:

7.01 GARDENING: Scala reports Gachina Landscaping is following an ongoing program. Much discussion was had about the problems of dried grass, too much water, weeds and over fertilizing. Motion was deferred until problems are worked out which Scala will do. Residents are reminded by Budd that they are not to disturb the Gardeners while at work

7.02 KEY LOCK BOX: Deferred

7.03 CENTER ISLAND: Axt will get best bid for concrete work to make the stoned island inside the gate smaller

7.04 ARNET PARK: Budd will check with City about boundaries of the property. Pollock will send a letter to the P.G. about the crime in the park and suggestions to handle and send it from the Board. She will report at the next meeting.

7.05 PARKING RULES: Deferred.

8.0 CORRESPONDENCE: Nothing to report.

9.0 FUTURE BOARD MEETING: 6/17/08 @ 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