

THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 17, 2008
Forest Grove HOA Clubhouse
Forest Lodge Road, Pacific Grove, CA

1.0 CALL TO ORDER 6:05 PM

2.0 DIRECTOR ROLL CALL

President Glen Grossman	Present
Vice-President Betty Lauritsen	Not Present
Treasurer Rodger Axt	Present
Secretary Marcia Scala	Present
At-large Director Nancy Budd	Present
Managing Agent J. Chaffers	Present

Homeowners and Residents present: Lynn Bomberger, Ken Morley, Faye Morley, Candy Pollock, Marce Grossman, Jim Ray, Jack Rugar and Portia Cornell

3.0 RESIDENT REQUESTS – No new requests

4.0 APPROVAL OF MINUTES – *Motion by Grossman, seconded by Budd, to accept minutes of 5/20/07 Board Meeting with some grammatical corrections.* Motion carried.

5.0 REPORTS:

5.01 FINANCIAL REPORTS – Treasurer Axt reported that our new representative at Wells Fargo Bank is Terri Jackson. Budd will call Accountant Amrik Chand to ask what non profit status THE GLEN has. (*Secretarial note: Budd confirmed that THE GLEN must pay taxes on investment income.*)

5.02 NEW RESIDENT INFORMATION REPORT - Bomberger reports two new tenants in unit #52.

5.03 MAINTENANCE REPORT – Axt reports nothing new to report.

5.04 LAKE REPORT - Axt will get workers to rake out the new plants in the lake within 3 weeks.

5.05 WILDLIFE CONTROL REPORT - Scala reports there were three raccoons this month. Jack Rugar volunteered to bait and trap the gopher at #59.

5.06 ARCHITECTURAL CONTROL REPORT - Chair Morley reports he has granted approval for Units #74 & #76 to paint their doors and trim red. Morley will process the request of #58 to replace the French doors with metal doors. THE GLEN will honor prior commitment to pay \$400 toward the replacement cost.

5.07 RULE ENFORCEMENT: nothing to report

5.08 PARKING ENFORCEMENT: nothing to report

5.09 LIENS: no report.

5.10 COMMUNITY COMMITTEE: Chair Pollock reports that a letter from Bill Ito was received thanking all at THE GLEN for the “get well” card; a gift was sent to Unit #71 for a birth; Scala will co-chair the July 4th picnic; Garage Sale - Karen Bekker, #69, and Chair Pollock will co-chair.

6.0 OLD BUSINESS:

6.01 2852 FOREST HILLS BLVD. – nothing to report

6.02 UNITS #30 AND #42 DRAINAGE PROBLEM – Axt reports #30 back patio grading and planting is finished; concrete needs repair. Axt will have concrete cut out in front of unit #42 to run drainpipe to the street.

6.03 CPA REPORT/AUDIT/TAX RETURNS: Grossman reports that a draft of the CPA's audit is on the Website. THE GLEN is required by law to have a review completed annually. MCC will review and sign Engagement Letter.

6.04 BUDGET: Axt will finalize the budget pending completion of the Reserve Study. He projects that no increase in monthly dues will be needed.

6.05 SIDEWALK/CURBS: Axt reports that the sidewalk across from Unit #86 is being ground down this week; Axt obtained a bid of \$5200 to steam-clean sidewalks and driveways. *Motion by Grossman to accept the bid, there was no second. Motion cancelled.*

- 6.06 WEBSITE SECURITY: Morley requests files on site be in a searchable format; alternative scanners to be investigated.
- 6.07 ASSOCIATION RECORDS PRESERVATION POLICY: Deferred
- 6.08 RESERVE STUDY: Morley reports that a rough draft of the Reserve Study will be done by Thursday, June 19th.
 - Axt reports THE GLEN received a bid from Williams Roofing Co. for \$288,463 to remove and install new roofs with a 30 year guarantee. Another bid was received for \$344,874. Bids exclude dry rot repair. At the request of several owners, Axt will check into Williams installing solar tubes. Axt presented a sample of the new roof. *Motion by Axt, seconded by Budd, to accept bid from Williams Roofing to re-roof all units within a 4-6 week period beginning after July 4th. Motion carried.*
 - Morley and Bomberger will make a list of down spouts which need to be repaired/replaced.
- 6.09 RENTAL POLICY: Grossman reports that in order to restrict rentals to 20%, the CC&Rs must be amended. Budd read proposed letter to owners. In response to homeowner comments, Budd will get more information from mortgage brokers and talk with people at the ECHO Meeting.
- 6.10 GARDENING: Scala reports Gachina Landscaping has found several more sprinkler leaks. Water sprinklers behind Units #71 - #65 were capped off. Grass is looking better except lawn between Units #102 & #104 which may need to be replaced. Additional quotes are being collected for replacing grass between Units #16 & #26. Request by Unit #65 to add bushes along the fire lane is under consideration. Residents are reminded by Budd that they are not to disturb the Gardeners while at work.

7.0 NEW BUSINESS:

- 7.01 KEY LOCK BOX: Deferred
- 7.02 PARKING RULES: Deferred
- 7.03 SECURITY: Budd checked with Architect about property boundaries. Rugar will coordinate with original Civil Engineer, Bestor, to determine property boundaries and contract for a new survey, as necessary. Pollock will then draft a letter to the City regarding crime in Arnett Park.
- 7.04 TENNIS COURT: Pollock requests that a basketball hoop be placed at the far end of the tennis court and that a shuffleboard court be added to the near end. Pollock will research the cost of installing a basketball hoop. Motion by Grossman, seconded by Scala, that the Board send a questionnaire to homeowners about the basketball and shuffleboard court. Motion carries. (*Secretarial Note: Pollock withdrew her request.*)
- 7.05 FOOTBRIDGE: Axt reports beams under bridge are rotten. Axt will have bridge replaced with a new TREX wood-like product for \$15,000-\$16,000.
- 7.06 ECHO Seminar: Chaffers to order six tickets for board members and homeowners to attend the 6/21/08 seminar.

8.0 CORRESPONDENCE: Nothing to report.

9.0 FUTURE BOARD MEETING: 7/15/08 @ 6:00 pm at Forest Grove HOA Clubhouse, Forest Lodge Road, Pacific Grove .

10.0 ADJOURNMENT: 7:58 PM

Respectfully submitted,

Marcia Scala, Secretary