

THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 19, 2008
Forest Grove HOA Clubhouse
Forest Lodge Road, Pacific Grove, CA
(FINAL)

1.0 CALL TO ORDER 6:00 PM

2.0 DIRECTOR ROLL CALL

President Betty Lauritsen	Present
Vice-President Marcia Scala	Absent
Treasurer Rodger Axt	Present
Secretary: Nancy Budd	Present
Managing Agent J. Chaffers	Present

Homeowners and Residents present: Lynn Bomberger, Portia Cornell, Augie Louis, Ken and Faye Morley, Candy Pollock, Jack Rugar and John Runsvold

3.0 APPROVAL OF MINUTES – On a Motion by Budd, the minutes of the July 15th Board Meeting were approved without revision.

4.0 REPORTS:

- 4.01 FINANCIAL REPORT – Treasurer Axt reported that \$150,000 has been paid to Williams Roofing out of the Reserve Account; an additional \$100,000 is being held until Units #26-#32 have been completed. The Association will pay Williams Roofing for the Sun Tunnel installations and then bill individual homeowners for reimbursement.
- 4.02 NEW RESIDENT INFORMATION REPORT - President Lauritsen reported that there are new renters in #9 who have 3 children.
- 4.03 MAINTENANCE REPORT – Axt reported that the roofing project is on schedule; replacement of the footbridge has been completed and painting is in progress – expected final completion by 8/24 (a mere 9 days since it failed on 8/15). J. Rugar reported the Lake pump's plastic pipe to the fountain has broken, Aloha Pool has been summoned and the pipe will be fixed by 8/18. J. Rugar reported that the apparent water leak from the pump valve is not significant and could be a result of the low lake level caused by the drought.
- 4.04 WILDLIFE CONTROL REPORT - Lauritsen reported that there were no captures in the previous 30 days; the cost to remove a captured animal has risen to \$125 per critter.
- 4.05 ARCHITECTURAL CONTROL REPORT - Chair Morley reported that there is dry rot in the patio door threshold of #102 and it is likely that the same problem exists in a number of other units.
- 4.06 RULE ENFORCEMENT: nothing to report
- 4.07 PARKING ENFORCEMENT: Bomberger reported that only one unit has been contacted regarding a parking issue during the past 30 days.
- 4.08 LIENS: fortunately, nothing to report.
- 4.09 COMMUNITY COMMITTEE: Chair Pollock reported the Garage Sale is confirmed for August 30th from 8 am to 12 noon; ads will be placed in the Herald classifieds on Thursday and Saturday; the walk-in gate will be opened at 8 am.
- 4.10 GARDENING COMMITTEE: President Lauritsen delivered Chair Scala's report in her absence (see attached).
 - M. Scala requested that homeowners be reminded that requests need to be made *in writing* for any work requested in the common area and to give the Gardening Committee some time to respond. She emails requests to Gachina Landscaping every week and is trying to respond to homeowners by email or a note under their doormat. In addition, Chair Scala wants homeowners to be aware that if they trim anything within their patio, they need to put the waste in a green can, put it out on Tuesday night for pick up early Wednesday morning, and then return the can to its place behind a garage after pick-up.

5.0 OLD BUSINESS:

- 5.01 RENTAL POLICY: Budd reported that based on her survey of additional mortgage lenders and brokers, the limitations regarding owner-occupied to non-owner occupied units ranges from as low as 30% to as high as 49%. On a motion by Budd, the Board agreed to recommend an Amendment to The Glen of Pacific Grove CC&R's that would limit the percentage of non-owner occupied units to 30%. Budd to review the attorney's letter received previously and provide a draft

of the amendment for mailing to homeowners along with the notice of the 2008 Annual Meeting and Election of Board Members.

- 5.02 PROPERTY LINE SURVEY - J. Rugar reported that Bestor Engineering is available to review the property line at two areas in question: behind Unit #11 and outside the gate from Piedmont to the #104 garage. It may take a full day @ \$1500 to complete the work; if it's possible to do the work in a ½ day, the cost would be \$750. On a motion by Axt, the Board agreed to authorize up to \$1500 for the survey. J. Rugar to get a written quote not to exceed \$1500 and continue as point person on this project.

6.0 NEW BUSINESS

- 6.01 ELECTION - President Lauritsen reported that Ken Morley has agreed to again act as Election Inspector; Chuck Adams and Connie Shelstad will assist him.
- The Ballot will include 1) the amendment to the CC&R's regarding rental policy and 2) the nominee(s) for the vacant board position.

7.0 RESIDENT REQUESTS

- R. Axt - the driveway at #23 is raised and cracking.
- K. Morley - the street at #7 has cracked and risen substantially. Axt will have it fixed.
- J. Rugar - a. what will be done about the broken concrete next to garage #34? Axt will have it removed.
b. The Glen website needs updating and improved accessibility for homeowners to see financials, etc. K. Morley reported that there have been software compatibility problems that will be resolved with new software. President Lauritsen will coordinate with the management company regarding document format for the budget and monthly reports.
c. Do we have a coverage letter from the insurance company? President Lauritsen will follow up with the agent. She will also get the Auditor's Report posted on the site as soon as it has been corrected.
- F. Morley - how about a ribbon cutting for the new bridge? Community Committee Chair Pollock will coordinate.
- L. Bomberger - keys in the box on the side of #110 garage are now accessible; she has developed an option for expanding the size of the key box, if necessary.
- P. Cornell - has anyone experienced wiring problems in their unit? President Lauritsen responded that she had to install a new GFI (Ground Fault Interrupter) in her kitchen.
- A. Louis - can he write a letter to appear in the next newsletter regarding the Rental Policy? The Board stated that only a homeowner could submit a letter and that it should be delivered to The Glen's mailbox addressed to President Lauritsen.
- J. Runsvold - who chooses what communications are distributed to homeowners? It was explained that according to the Association By-Laws, all opinions will be delivered to homeowners. K. Morley reported that homeowners have 30 days to review all information before they vote at the Annual Meeting in November.
- C. Pollock announced that since we now have 10 residents under the age of 10, she feels the Rules & Regulations regarding use of the tennis court could be updated. She was asked by the Board to write draft copy for amending the current rules.

8.0 CORRESPONDENCE: President Lauritsen reported that the Glen Heights Association has invited the Board to a meeting on Saturday, Sept. 6th.

9.0 FUTURE BOARD MEETING: 9/16/08 at 6 p.m. at the Forest Grove HOA Clubhouse, Forest Lodge Road, Pacific Grove, CA

10.0 ADJOURNMENT: On a motion by Budd, the Board Meeting adjourned at 7:02 pm

Respectfully submitted,
Nancy Budd
Secretary