

THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 16, 2008
Forest Grove HOA Clubhouse
Forest Lodge Road, Pacific Grove, CA

1.0 CALL TO ORDER 6:00 PM

2.0 DIRECTOR ROLL CALL

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

Homeowners/Residents present: Chuck & Dorothy Adams, Lynn Bomberger, Diane Hardcastle, Candy Pollock, Jack Rugar, John Runsvold, John & Maryan Shipley; Property Manager Augie Louis also present

3.0 APPROVAL OF MINUTES – On a Motion by Treasurer Axt, the minutes of the August 19th Board Meeting were approved without revision.

4.0 REPORTS:

- 4.01 FINANCIAL REPORT – Treasurer Axt reported that the end-of-year report was not yet available from Management Cost Controls; it will be posted on the website when completed.
- 4.02 NEW RESIDENT INFORMATION REPORT - no new residents
- 4.03 MAINTENANCE REPORT – Chair Axt reported that the roofing project is complete and has cost less than the Barrera Reserve Report projected; painting of new flashing and replaced wood is in progress; invoices to homeowners for the sun tube installations will go out with the next monthly statements; asphalt repair in front of #7, clearance of the drain across from #34, and removal of cement debris will be done in the next few days.
- on a motion by Scala, the cost of termite work at #72 was approved; she will contact the homeowners accordingly.
- 4.04 WILDLIFE CONTROL REPORT - Scala reported that 7 raccoons were captured in a 2-day period; she recommended that boards be added to the traps to block entry from the drain.
- 4.05 ARCHITECTURAL CONTROL REPORT - Lauritsen reported in Chair Morley's absence that:
- #94 has received approval to install double-pane windows throughout, with no vertical piece in the dining room bay window only. #50 has requested approval to paint the front door and trim red; Chair Morley gave her verbal approval to proceed, although the request form needs to be signed by an additional ACC member.
- 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 that the August 30th Garage Sale was very successful; she and Scala attended the Glen Heights party and anticipate more communication with them in the future; the ribbon-cutting at the bridge was held; and flowers have been sent to the families of recently-deceased residents: Katherine Leaman (#44) and Bill Ito (#28). Pollock reported that there is a balance of \$149 remaining in the Committee Budget.
- 4.10 GARDENING COMMITTEE: Chair Scala reported:
- irrigation is being adjusted to accommodate different watering needs for shrubs and lawns
- water volume has been decreased 50% and status of the vegetation is being monitored closely
- a worm infestation in some lawns will require pesticide spraying
- there has been damage to wires in some irrigation control boxes; hand watering will compensate until the wiring is repaired.
- the Kachina foreman has promised the long overdue irrigation plan within two weeks
- resident requests are being responded to and scheduled on a weekly basis
- 4.11 TENNIS COURT: Homeowner Pollock proposed an amendment to the Rules & Regulations to allow play on the court with balls other than tennis balls. Homeowners - present and via emails to President Lauritsen - expressed concern about noise and safety issues relating to kids playing

and riding bikes on Glen Lake Drive. On a motion by Budd, the Board declined to accept Pollock's proposed Rule Change regarding use of the tennis court with 3 in favor and 1 abstention. President Lauritsen will speak to parents of children living in The Glen regarding safety and child supervision on Glen Lake Drive.

5.0 OLD BUSINESS:

- 5.01 RENTAL POLICY: Budd proposed a motion that would eliminate the grandfather clause that would exempt current homeowners from the 30% limitation. With the vote 2 for and 2 opposed, Budd withdrew the motion.
- 5.02 PROPERTY LINE SURVEY - J. Rugar reported that Bestor Engineering is scheduled to perform their survey this week.
- 5.03 ELECTION: President Lauritsen reported, in Election Inspector Morley's absence, that Candy Pollock has entered her name in nomination for the open Director position (Secretary's note: subsequently, Pollock withdrew her name and Jack Rugar entered his name for the At-Large Director position; R. Axt withdrew his name for re-election. One Director position remains open without any nominees).

6.0 NEW BUSINESS

- 6.01 PARKING RULES: Budd proposed that the Parking Rules be revised and amended as follows:
- homeowners and tenants are not to use guest parking for more than a ½ day
 - residents may not park parallel to their garage door
 - frequent overnight visitors should park in the host's garage if possible; they are limited to use of guest parking for no more than 6 days in any calendar month.
 - homeowners must provide their guests with a Guest Parking Permit (available on the website) to be displayed on the vehicle dashboard; vehicles without permits will receive a Parking Inquiry.
- On a motion by Budd, the proposed revisions to The Glen Parking Rules were approved unanimously.

7.0 RESIDENT REQUESTS

- J. Rugar - what is happening with the website?
 - President Lauritsen explained that Jim Ray and Ken Morley are working to upgrade the software and the conversion is scheduled for the week of Sept. 29.
- what about street cleaning on Piedmont from Moreland to The Glen gate?
 - Sec'y Budd still needs to draft a letter to Carmel Marina Corporation
- C. Adams - what can we do about the abandoned furniture at the corner of Piedmont and Moreland?
 - Sec'y Budd to write a letter to the City
- A. Louis - can the owner he represents submit a letter for distribution to homeowners opposing the Rental Restriction?
 - 60 copies of letters to be included in the mailing to homeowners must be sent to President Lauritsen at The Glen mailbox before the end of September.
- L. Bomberger - requests that a copy of the revised Parking Rules be sent to homeowners along with a sample of the Permit and Inquiry forms.
- D. Hardcastle - homeowner of #90 wishes to paint their front door red
 - referred to Architectural Control Committee

8.0 CORRESPONDENCE: none to report

9.0 FUTURE BOARD MEETING: 10/21/08 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 7:50 pm

Respectfully submitted,
Nancy Budd
 Secretary