

THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 21, 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 present: Chuck & Dorothy Adams, Lynn Bomberger, Candy Pollock, Jack Rugar, John & Maryan Shipley, and Ken Morley. Property Manager A. Lewis also present.

3.0 APPROVAL OF MINUTES – On a Motion by Treasurer Axt, the minutes of the September 16th 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. On a motion by Budd, the Board approved the Treasurer's Report, pending receipt of the final report ((Secretary's note: the September 30<sup>th</sup> report has been received - it will be posted on the website).  
- Wells Fargo Bank has notified us that the CD's, which will expire in June, 2009, will no longer accrue interest, since the lower threshold for the index has been exceeded. Axt to determine if they will again earn interest when the index moves above the threshold.
- 4.02 NEW RESIDENT INFORMATION REPORT - no new residents, but one sale has been completed.
- 4.03 MAINTENANCE REPORT – Chair Axt reported that the roofing project is complete and has cost approximately \$320,000 - well below the estimate; gutter repair work is still not complete; culverts have been cleaned out to prepare for rain. Gutters will be cleaned and the drainage situation at #42 resolved before the first rain.
- 4.04 WILDLIFE CONTROL REPORT - Scala reported that 1 raccoon was captured; Axt reported that he will investigate a complaint of mice in the garage wall of #40.
- 4.05 ARCHITECTURAL CONTROL REPORT - Chair Morley reported that:  
- Painting of #50 front door is complete; homeowner has been advised that trim must be painted.  
- Request approved for #92 to install larger exhaust vents on the back roof, and one additional vent on the chimney side of the roof.  
- Request approved for #30 to replace 5 windows in the front  
- Request approved for #74 to replace all windows, and that back upstairs bay windows do not need to have crossbars.
- 4.06 RULE ENFORCEMENT: Nothing to report
- 4.07 PARKING ENFORCEMENT: Nothing to report
- 4.08 LIENS: fortunately, nothing to report.
- 4.09 COMMUNITY COMMITTEE: Nothing to report.
- 4.10 GARDENING COMMITTEE: Chair Scala reported:  
- dead vegetation was replaced at #16 and #17 and a dead tree was replaced at #74  
- hand watering is being done in 3 irrigation zones that have broken sprinklers  
- Resident Rugar noted that the area around #104 is being over-watered and suggested that the sprinkler be capped until the cause can be determined.

5.0 OLD BUSINESS:

- 5.01 RENTAL POLICY: Lauritsen reported that the mailing to homeowners has been sent; however, she noted with disapproval that Property Manager A. Lewis ignored her request and sent his letter opposing the rental policy directly to the Management Company, which included it in the homeowner mailing without her approval. Since his letter was written on his own letterhead, it violated the Board directive that the letter had to come from a homeowner, and the postage cost to mail it should be borne by A. Lewis, not the Homeowners Association.  
- Ballots are being received.

5.02 PROPERTY LINE SURVEY - J. Rugar reported that Bestor Engineering completed their survey and no further action is needed.

5.03 ELECTION: Inspector Morley reported that 16 ballots for the Rental Lease Policy election have been received. He also reported that since there was only one nominee for the Board - Jack Rugar - the new Board will consist of only four members, unless or until a willing homeowner agrees to an appointment to fill the vacancy.

#### 6.0 NEW BUSINESS

6.01 WORKERS COMPENSATION INSURANCE - Lauritsen reported that she has received the binder that confirms our coverage from January 13 - March 13, 2009; the actual policy will be forthcoming.

#### 7.0 RESIDENT REQUESTS

- M. Scala noted that the neighbor's fence behind #5 is down and people have been observed carousing and drinking in the area; Homeowner Adams will check it out and contact the fence owner.
- J. Rugar noted that the area of Piedmont outside the gate was finally swept, due to N. Budd follow-up with the P.G. sweeping contractor.
- K. Morley noted that the gardeners are not blowing off the walkway on the bridge; M. Scala to discuss with the gardeners.

8.0 CORRESPONDENCE: Lauritsen noted that she received the following communiqués:

- a letter regarding the rental policy from #82 homeowner; Lauritsen followed up with her
- a letter from #9 regarding problem with kids playing in the street
- another letter from #9 requesting that safety information be included in the Glen Gazette - referred to C. Pollock. (It was noted that Stephanie Lee is the Disaster Preparedness Chair.)

9.0 FUTURE BOARD MEETING: The next meeting, which will be the Annual Homeowners Meeting, will be held at 6 p.m., Tuesday, November 18th at the Forest Grove HOA Clubhouse.

10.0 ADJOURNMENT: On a motion by Budd, the Board Meeting adjourned at 6:45 pm., making this the shortest Board meeting anyone can remember!!

Respectfully submitted,  
*Nancy Budd*  
Secretary