

THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
November 18, 2008
Forest Grove HOA Clubhouse
Forest Lodge Road, Pacific Grove, CA
(DRAFT1)

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	Absent
Managing Agent J. Chaffers	Absent

Homeowners present: Chuck Adams, Lynn Bomberger, Nancy Evans, Mike Mindigo, Faye and Ken Morley, Jim Ray, Jack Rugar, John Runsvold and Connie Shelstad. Property Manager A. Louis also present as well as Nancy Evans' sister.

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3.0 APPROVAL OF MINUTES – On a Motion by Treasurer Axt, the minutes of the October 21 Board Meeting were approved without revision.

4.0 REPORTS

- 4.01 FINANCIAL REPORT – Treasurer Axt reported that the financial report was not yet available from Management Cost Controls as they needed to replace their printer. It will be posted on the website when received. The Association paid Williams Roofing Co. a final payment of \$55,037.00 from reserves, completing the payments. In all, \$315,037 was spent on new roofs, repairs and painting. Solar tube repayments from owners total \$21,700 and are due by Dec 10. The money will be deposited back into reserves. Sun Rain will come next Wednesday to finish the gutter replacement and repairs. Axt reported that the reserves remaining in the Wells Fargo investment account total \$199,433.19. The Wells Fargo market link account maturity is June 8, 2009. This account may not generate any interest as it is based on a floating interest rate.
- 4.02 NEW RESIDENT INFORMATION REPORT - No new residents.
- 4.03 MAINTENANCE REPORT – Chair Axt reported that Fabian will clear the gutters of debris and repair drains at units 16, 42 and 86.
- 4.04 WILDLIFE CONTROL REPORT - Scala reported that 4 raccoons were captured. Axt said three mice were caught at unit 40 and the trapping is ongoing.
- 4.05 ARCHITECTURAL CONTROL REPORT - Chair Morley reported that owner of unit 74 received approval for window replacements.
- 4.06 RULE ENFORCEMENT: Nothing to report
- 4.07 PARKING ENFORCEMENT: Nothing to report
- 4.08 LIENS: Unit 61 in foreclosure but no lien as of yet.
- 4.09 COMMUNITY COMMITTEE: President Lauritsen reported in Chairperson Pollock's absence. Glen notecards were delivered to unit 25 to congratulate them on their nuptials.
- 4.10 GARDENING COMMITTEE: Chair Scala reported:
- Gachina will fix the wiring for 3 irrigation zones at no charge
 - Gachina will start thatching, seeding and fertilizing all lawn areas this week.
 - This week, Gachina will check and fix as required, all sprinklers and nozzles at no cost.
 - The flower beds in front of units 16 and 26 have been replanted.
 - Outstanding resident requests will be scheduled as the budget permits.
 - The board approved a motion by Chairperson Scala to send a letter to homeowners regarding the use of HOA irrigation water on home patios. The motion read "This winter The Glen will be capping off all water sprinklers in areas which are exclusive fenced-in patio areas behind each unit".

5.0 OLD BUSINESS

- 5.01 RENTAL POLICY: During the meeting, Election Inspector Morley counted the ballots with Connie Shelstad and Chuck Adams. He subsequently reported that the vote was 16 for and 36 against, therefore the proposed rental policy was defeated.
- 5.02 GLEN WEBSITE – Co-chair Jim Ray removed himself from the committee and a request for a new co-chair will be run in the Glen Gazette. At a request from Co-Chair Ken Morley, Vice Pres Scala made a motion to remove the password protection from The Glen website. Seconded by Treasurer Axt and passed. As suggested by Co-Chair Morley, the Board will

send a letter to former director Glen Grossman, thanking him for all the work he did setting up the website and scanning in historical documents.

- 5.03 ELECTION: Treasurer Axt finished his two-year term as a director and as Treasurer. The Board thanked him for all of his good work as Maintenance Chair as well. During his tenure he had the roofs replaced and the bridge rebuilt. Jack Rugar rejoins the Board and he said Candy Pollock has offered to serve as Director-at-Large if no one else comes forward. The Board will meet to discuss the potential appointment and re-align duties as required.

6.0 RESIDENT REQUESTS

- Vice President Scala read a letter from #3 Dorothy Adams regarding issues with the children in #9. Axt read a complaint about the garage door always being open in unit #9 which is against Sect B Para 5 of the Rules and Regulations of The Glen of Pacific Grove. President Lauritsen will speak with the tenants then write a letter to the owners.

- 7.0 CORRESPONDENCE Scala reported that #42 has requested more rocks in their French drain. It was decided that it is actually a grated sewage drain and Rugar will handle as he has volunteered to look after maintenance in the coming year.

- 8.0 FUTURE BOARD MEETING The next meeting will be held at 6 p.m., Wednesday, January 21st, 2009 at the Forest Grove HOA Clubhouse. (Secretarial Note – the meeting has been changed to Tuesday Jan 27th.)

- 9.0 ADJOURNMENT On a motion by Axt, the Board Meeting adjourned at 7:00 p.m. and the residents mingled and enjoyed coffee, tea, wine and other refreshments.

Respectfully submitted,
Marcia Scala
Acting Secretary