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**THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

December 14, 2010 6:00 p.m.  
26 Glen Lake Drive, Pacific Grove, CA

~~(draft)~~

1.0 CALL TO ORDER

2.0 DIRECTOR (OFFICER) ROLL CALL

Candy Pollock	(President)	Present
Nancy Budd	(Vice-President)	Present
Jack Rugar	(Treasurer)	Present
Glen Grossman	(Secretary)	Present
Terry Field		Present

Management present: Etna Monsalve, Thelander Management Co.

Members Present: Chuck Adams, Jeffrie Price, Sharon Axt, JesseLee LaPatra, Bette Lauritsen, Diane Hardcastle, Ken Morley, and Lynn Bomberger.

3.0 APPROVAL OF MINUTES

Minutes from 11/16/2010 Board meeting approved by the Board.

4.0 REPORTS

4.01 THELANDER MANAGEMENT: Etna introduced herself and Thelander Management Company. Etna will be added to the Board's e-mail group to receive copies of all communications and better provide input relative to industry standards and Davis-Sterling requirements. Members will be able to e-mail Management through The Glen website.

4.02 FINANCIAL REPORTS:

A. Financial Reports. Rugar asked Management to transfer excess funds from the Operating Account to the Reserve Account in accordance with Article 12, Section 3 of our Bylaws.

B. Bank Statements. No discussion.

C. MCC Billing Report. No discussion.

4.03 MAINTENANCE REPORT. No report.

4.04 ARCHITECTURAL CONTROL REPORT. No report.

4.05 GARDENING REPORT.

A. Irrigation: Rugar reports satellite relay control system installed. He is submitting to CalAm for water credits.

B. Trees: Rugar reports we are waiting until rain ends to remove a tree.

4.06 LAKE REPORT. Bomberger reports six new plants planted.

4.07 RULE COMPLIANCE REPORT. Pollock reports dog waste is increasing. Almost every yard is affected. Members are reminded that if they report a violation, they must also give their names. Any Dog Waste violation will be assessed a \$50 fine. Owners are reminded that they are responsible for their occupants and will receive the fine. Signs are posted at the mail kiosks.

4.08 NEW RESIDENT REPORT. Lauritsen submitted a written report.

4.09 RENTAL PROPERTY COMMITTEE. Tabled.

4.10 COMMUNITY COMMITTEE. Pollock acknowledges Patti, Pat, Faye, Ken, and Rodger for holiday decorations. We owe \$25 to Marcia for electricity.

4.11 EMERGENCY PREPAREDNESS REPORT. No report.

4.12 WEBSITE REPORT. Morley advises the Assessment Policy is uploaded. He will e-mail a list of missing items.

4.13 AD HOC COMMITTEES

A. Electronic Delivery of HOA Materials. Field reports 50 units have now agreed to receive Association documents by electronic delivery, six units have said no, 2 are in foreclosure and 2 are unreachable.

B. Rules and Regulations Revisions. Budd advises there is no report.

C. Legal Issues - Small Claims Court issues. Deferred

4.14 LIENS. Rugar advises ASAP now has Etna's e-mail address. To get dues owed prior to foreclosure would require action against Portia Cornwell's estate.

4.15 PRESIDENT'S REPORT

A. Management Transition. Pollock reports the Board retained Thelander Management Company to provide management services to The Glen effective 12/01/2010.

B. Activity on Tennis Court. Extended discussion by members. *Motion by Field to rescind the decision of the Board at the 11/16/2010 board meeting to allow children to play on the tennis court on a trial basis for 90 days if they are quiet and do not disturb the neighbors.* Motion passes.

5.0 UNFINISHED BUSINESS

5.01 NEW GATE CODE. Budd reports new gate codes will be available after the first of the year.

5.02 ASSESSMENT AND RESERVE FUNDING DISCLOSURE STATEMENT. Deferred.

5.03 INVESTMENT OPTIONS. Deferred.

5.04 SAFE DEPOSIT BOX/FIREBOX. Budd reports the smallest box is \$40 per year.

5.05 PORCH LIGHT FIXTURES. Budd reports Rodger obtained three sample light fixtures for the Board to consider. If changed, new lights would be required in areas visible to the public but optional in private areas.

6.0 NEW BUSINESS

7.0 RESIDENT REQUESTS:

Sharon Axt requests that Board meetings be held in neutral areas (not a member's home).

Hardcastle loves the gardeners and requests that they blow needles away from the back wall.

Adams requests a rule prohibiting unsupervised children on common areas.

LaPatra requests that minutes be e-mailed to her.

It was requested that newsletters and directories be e-mailed separately. Non-emailers will require physical delivery.

8.0 CORRESPONDENCE: Emails received from the, Marcia Scala, Carol Biddle, Sharon Axt, JessaLee LaPatra , Connie Shelstad, Frank Steves, John and MaryAnn Shipley, Royce Haas, Diane Hardcastle, Edith Davis, and Lynn Bomberger regarding children playing other than tennis on the tennis court on a trial basis. All except Shelstad opposed children playing other than tennis on the tennis court.

9.0 FUTURE BOARD MEETING. 1/18/2011 at 6:00 p.m. at Forest Grove HOA Clubhouse, Pacific Grove.

10.0 EXECUTIVE SESSION.

Approved this 19<sup>th</sup> day of January, 2011



Glen Grossman, Secretary

The Glen of Pacific Grove Homeowners Association, Inc.