



One Glen Lake Drive, Pacific Grove, CA 93950

✱ <http://theglenofpg.com>

THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 28, 2011

CALL TO ORDER: Candy Pollock called the meeting to order at 6:14 p.m.

Board Members present: Terry Field, Candy Pollock and Jack Rugar. Nancy Budd and Glen Grossman arrived shortly after the call to order.

Board members absent: None.

Others present: Marcia Scala, Rodger Axt, John and Maryan Shipley, Ken Morley, and Lindsey Munoz.

Management present: Etna Monsalve, Thelander Management Company, arrived shortly after the call to order.

MINUTES: M/S/C: Rugar/Field/Unanimous: to adopt the minutes of April 26 and May 3, 2011.

REPORTS:

Financial Report:

1. Treasurer Rugar reported that we are under budget through May, 2011.

Maintenance Report: Mr. Rugar reported that caulking and painting to remedy dry rot has been completed; the re-built lake pump has been received and will be stored for use when the current motor needs repair.

Architectural Control Report: No applications submitted.

Gardening Report: Jack Rugar and Pat Bradley have tendered their resignation as heads of the Gardening Committee. President Pollock will oversee gardening activities until a new Gardening Chair can be appointed.

1. Irrigation- Rugar reported that weed whacking has been completed and we continue to convert to drip irrigation to save water. Irrigation lines have been repaired at Units #38 and #102.

2. Trees- No report.

Lake Report: Ms. Pollock reported for L. Bomberger that lake banks have been reinforced to prevent erosion. Also, some plants will be replaced. After consultation with an expert regarding algae growth in the lake, bluing has been added to knock down the algae.

Fountain time has been extended for the summer months.

Rule Compliance Report: M/S/C: Pollock/ Rugar/Unanimous (Grossman absent), the Board agreed to establish a rule that the Board must meet in executive session to discuss, and three out of five must approve, before any letter or notification is sent to an owner regarding a rules violation.

Management: Verbal report given.

1. Management hasn't received a response from Unit 9 owners, renters or property

management.

2. The dead tree at Glen Heights behind Unit 65 has been removed.
3. Unit 25 is in short sale and the seller has made an offer to settle the delinquent balance. The Board will consider it in executive session.
4. Unit 5 sold and Management worked with the listing and selling agents and the new owners to answer questions and address repairs needed.
5. Did research regarding liens, settlements and foreclosures and reported to the Board.
6. Researched Cybertheft and coverage.
7. Working with paving contractors to acquire bids for the paving needed this year.

New Resident Report: The Board will contact the new owners of Unit 5.

Community Committee: L. Munoz reported that the 4th of July picnic has 21 people signed up. There will be a Fall residents dinner in September or October. The Garage Sale has been set for Saturday, Sept. 10 from 8am to 12 Noon.

Website Report: Mr Morley reported that he is reviewing what documents to leave on the website, which ones to redact and which to remove.

Ad Hoc Committees:

1. Rules & Regulations Document - Ms. Pollock reported that the new Rules and Regulations are at five pages and being shortened to four pages.
2. Legal Issues; Small Claims Issues-
 - A. Fallen Tree-Mr. Morley will provide the owner's address to Mr. Grossman.
 - B. French Doors-Mr. Axt may be able to provide Mr. Grossman with the

address of the contractor, Bettencourt.

Budget: The Budget Committee finalized the draft for the 2011-2012 fiscal year and presented it to the Board. The Board reviewed and discussed the budget. M/S/C: Budd/Field/Unanimous to accept the proposed budget with the assessment to remain \$310.00 per month.

Liens: There is one active lien. It is currently being negotiated in an attempt to short sell the property.

President's Report:

1. Ms. Pollock reported an informative and enjoyable time at the ECHO Conference on behalf of The Glen of PG HOA.
2. The Glen Heights pedestrian gate continues to be vandalized. The Glen of PG Board is cooperating with The Glen Heights to address the traffic.
3. Ms. Pollock is getting through the many boxes of archived documents.

UNFINISHED BUSINESS:

Street Repaving: Mr. Rugar reported that only one bid had been received thus far. Management will confirm receipt and distribution of bids as received and will get one more bid. The Board will review all bids at a special meeting.

New Gate Code: Ms. Budd reported that she has not yet re-programmed the gate codes. The programming will be completed by the beginning of the next fiscal year. M/S/C: Budd/Rugar/Unanimous: to amend the previous motion that had several codes to now have only one code.

Porch light Fixtures: Tabled.

NEW BUSINESS:

Financials to upload to website: Mr. Morley and the Board discussed which documents would be appropriate for the website. The Board will protect confidentiality. Redaction will be done and certain documents will not be posted.

Patio fencing: The rules allow lattice or iron fencing. No other materials can be used. Any units in violation of this rule shall be sent violation notices and be brought into compliance. M/S/C: Pollock/Grossman/Unanimous: to units 94 and 104 requiring compliance by July 1, 2012. If lattice or iron fencing is installed, an architectural application is required.

Hillsides and cliffs: Mr. Field requested consideration of formation of a committee to address this area of the property. The Board will take the suggestion under advisement.

M/S/C: Rugar/Grossman/Unanimous (Field abstained): to approve a soil engineer to inspect the slopes at two locations, units 27 and 71.

OPEN FORUM/RESIDENT REQUESTS:

A homeowner reported that a new law going into effect on July 1, 2011 requires carbon monoxide detectors in all residential units in California. Management will confirm who is responsible for the detector and the installation. A homeowner suggested a speed bump at the blind corner between units 9 and 11. Mr. Grossman requested that the Board inspect the exterior of his unit to determine access points for animals trapped in the party walls. The Board will consider the request. A homeowner asked if the Association addresses ant extermination. Ms. Pollock explained that per California law, the Association is not responsible for pest control.

CORRESPONDENCE:

FUTURE BOARD MEETING: The next meeting will be scheduled pending receipt of paving bids.

EXECUTIVE SESSION: M/S/C: Pollock/Field/Unanimous: to rescind violation notice to unit 58. M/S/C: Budd/Grossman/Unanimous: to accept the \$3000 settlement offer from the owners of lien unit 25 to allow the short sale.

ADJOURNMENT: Meeting adjourned at 7:22 pm.

Respectfully submitted,



Etna Monsalve
Recorder



Glen Grossman
Secretary

8-23-11