



One Glen Lake Drive, Pacific Grove, CA 93950
✕ <http://theglenofpg.com>

THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
August 16, 2011

CALL TO ORDER: Candy Pollock called the meeting to order at 6:30 p.m.
Board Members present: Terry Field, Glen Grossman and Candy Pollock.
Board members absent: Nancy Budd and Jack Rugar.
Others present: Jeffrie Price, Rodger Axt, John and Maryann Shipley, Betty Lauritsen, Marce Humphrey, Patty Munoz, Faye and Ken Morley, Lynn Bomberger, and Stephanie Lee.
Management present: Etna Monsalve, Thelander Management Company.

MINUTES: M/S/C: Grossman/Field/Unanimous: to adopt the open and executive session minutes of June 28, 2011. M/S/C: Field/Pollock/Unanimous (Grossman abstained due to absence): to adopt the open and executive session minutes of July 13, 2011 and the executive session minutes of July 26, 2011.

The Board again clarified that as of the August 31, 2010 reserve study, the Association's reserves were funded at 80%.

RESURFACING/SPEED BUMP ISSUE:

Letters from owners Dorothy Price (unit 11), Marcia Scala and Michael Mindigo (unit 10), and John and Maryann Shipley (unit 23) stating opposition to the speed bump and requesting it be removed were read. Mr. Rodger Axt (unit 13) read his own letter stating that he does not recall approval by the Pacific Grove Fire Department, that speed bumps do not work, and that Carmel Valley Manor had all their speed bumps removed. He also informed the Board that he inquired as to ADA requirements and was referred to the Department of Housing and Urban Development (HUD) and that a case could be opened for investigation. He explained that his concern was for his wife's ability to navigate around The Glen in a wheelchair. Mrs. Munoz (unit 72) stated support for the speed bump. Ms. Lee (unit 104) and Mrs. Lauritsen (unit 32) stated that there are speed bumps directly outside their bedroom windows and they are not disturbed by vehicles passing over the speed bumps.

Ms. Pollock responded that once a medical issue was brought to their attention, the project was postponed pending confirmation of current ADA requirements and modifications to all speed bumps in the community.

By e-mails to the board, Unit 10 threatened to hire an attorney to have the speed bump removed, alleged both the board and the management company were in violation of the

Corporations Code, and threatened to file a complaint with the State of California, Office of the Attorney General. By e-mail, unit 13 alleged the board was in violation of 28 Code of Federal Regulations Section 35.151 and threatened to report the violation to the ADA if the board failed to meet with the residents concerning the speed bump. As a result of the threat of lawsuit(s), the Board had to file a claim inquiry with the Association's insurance to ensure no loss of coverage. The insurance company will inform the Association if a claim must be opened and a deductible paid at this time. All pertinent correspondence, history and evidence of due diligence was submitted with the claim inquiry.

The Board discussed the need for a special assessment to cover the cost of any legal expense to review its liability, ADA and FEHA compliance, and advise the Board. Management is requesting estimates for retainers.

REPORTS:

Thelander Management: Verbal report given.

Financial Report: Mrs. Pollock reported that the July 31, 2011 unaudited financial reports were submitted by Management for Board review. M/S/C: Field/Pollock/Passed (Grossman abstained due to no review) to accept the financial reports as presented.

Maintenance Report: No report was submitted.

Architectural Control Report: No applications submitted.

Gardening Report: Mrs. Pollock reported that work is on-going. There is nothing out of the ordinary.

Lake Report: Ms. Bomberger reported that there are many weeds and work is underway to remove them. Once flowers have bloomed on the lake plants, the gardeners should be asked to cut them back.

Rule Compliance Report: Mrs. Pollock reported that some letters were sent. The Board instructed Management to consult ECHO and CAI regarding the new requirement for Board approval of violation citations and notice to homeowners.

New Resident Report: There are new tenants in unit 69. There are new owners in units 5 and 25.

Community Committee: Mrs. Munoz reported that the garage sale has been set for Saturday, Sept. 10 from 8am to 12 Noon. Any specialty items should be reported in advance for listing in the advertisement.

Website Report: Mr. Morley asked the Board if the letters read aloud at the meeting were to be attached to the minutes as requested by some of the readers and authors. M/S/C: Field/Pollock/Unanimous: to only summarize the content of this correspondence in the minutes. Management stated that correspondence to the Board is not correspondence to the membership. Homeowners who wish to address the membership may do so on their own. Mr. Morley also asked if he was to advertise the garage sale on the website. Mrs. Pollock and Mrs. Munoz will coordinate with him.

Ad Hoc Committees:

A. Rules & Regulations Document - Tabled.

B. Legal Issues; Small Claims Issues-

1. Fallen Tree-

2. French Doors-Mr. Axt was not able to provide the address of the contractor, Bettencourt.

C. Election Inspector: Mr. Morley reported that four homeowners were nominated to run for the Board of Directors. He has no guidance to determine qualifications of candidates. He recommends the Board address the

qualification of a non-resident owner. Volunteers to serve on the Election Inspection Committee shall be Betty Lauritsen and Connie Shelstad. The Board discussed offering candidates the option of submitting a statement to be distributed to the membership through association mailings. Mr. Morley proposed and the Board accepted that he will contact candidates and offer them the option to submit a statement no later than five days prior to ballot mailing, exact date to be stated to the candidates. Mr. Morley proposed that to ensure proper receipt of all ballots, only the Election Inspector should hold keys to the association mailbox once polls open and until they close. The Board approved.

Liens: Tabled.

President's Report:

- A. Ms. Pollock reported that the review period was completed for the IDR and ADR policy now in effect as of August 20, 2011.
- B. Management will be organizing a board orientation to be held in November after the board election.
- C. Chimney cleaning was arranged for all interested owners to benefit from a group rate.
- D. Mr. Grossman will contact Berding and Weil to request the free document review offered through their newsletter.

UNFINISHED BUSINESS:

New Gate Code: Only one gate code will be reprogrammed. Date to be determined.

Porch light Fixtures: Tabled.

Financials on website: Management already provided a list.

Patio fencing: Tabled.

Hillsides and Cliffs –Tabled pending a written report from a soils engineer. The Inspection was already completed.

NEW BUSINESS:

Proposed amendment to Bylaws Article V Section I: Management recommended implementation of industry standard and common practice of amending Bylaws to set Board member qualifications. Currently the Bylaws state "good standing." The Board stated that candidates for the Board should be owners who are current with assessments. Some board members discussed the work performed and stated their performance and duties on behalf of the Association have required that they live in the community and that they could not have completed necessary tasks or attended last minute executive sessions if they lived outside of the community. Grossman was opposed to the amendment advising that it is often difficult to get members to serve on the board and recalling Pollock's first year as President of the board when she was a renter.

OPEN FORUM/RESIDENT REQUESTS:

A homeowner reported that it is time to clean the trench from the tennis court down to unit 9. He also reported that it was time to clean out the street drain by the garage at unit 34. Homeowners complained of the noisy corvette. A homeowner inquired about fencing in disrepair that doesn't belong to the association. An owner requested mutual respect between the board and the membership and that board members should set the example of treating members with dignity and respect.

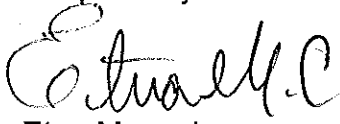
CORRESPONDENCE: E-mails from units #10, 11, 12, 13, 19 (all but one requesting the removal of the speed bump) and letters from unit 23 and 65 requesting a special meeting with the board over the speed bump.

FUTURE BOARD MEETING: The next meeting will be determined pending scheduling with other Board members. The annual meeting is scheduled for October 25th.

JULY 26, 2011 EXECUTIVE SESSION: M/S/C: Rugar/Field/Unanimous: to review bids and accept the bid from Boyds Asphalt for \$6216.00 to pave Glen Lake Drive and install an additional speed bump.

ADJOURNMENT: Meeting adjourned at 7:36 pm.

Respectfully submitted,



Etna Monsalve
Recorder



Glen Grossman
Secretary

10/25/11