



One Glen Lake Drive, Pacific Grove, CA 93950

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THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 25, 2011

CALL TO ORDER of 2010-11 BOARD: Candy Pollock called the meeting to order at 6:42 p.m.

Board Members present: Terry Field, Glen Grossman and Candy Pollock.

Board members absent: Nancy Budd and Jack Rugar.

Others present: Fifteen people representing eleven units.

Management present: Etna Monsalve, Thelander Management Company.

MINUTES:

M/S/C: Grossman/Field/Unanimous: to adopt the minutes of August 16, 2011 as presented.

M/S/C: Field/Pollock/Unanimous (Grossman abstained): to adopt the executive session minutes of September 2, 2011 during which the Board voted to schedule a special meeting to address the speed bump issue and hire an attorney to be present.

M/S/C: Field/Pollock/Unanimous (Grossman abstained): to adopt the executive session minutes of September 13, 2011 during which the Board voted to cancel the executive session due to declined request for attendance by parties presenting the arguments against the speed bump. The Board voted to have the attorney provide a written assessment of the Board's actions and decision to install the speed bump.

M/S/C: Field/Pollock/Unanimous (Grossman abstained): to adopt the executive session minutes of October 14, 2011 during which the Board reviewed proposals from three CPAs to prepare tax returns and the annual review. They voted to accept the proposal from Condo CPA for \$1600.00.

CALL TO ORDER of 2011-12 BOARD: Candy Pollock called the meeting to order at 6:46 p.m.

Board Members present: Rodger Axt, Terry Field, Glen Grossman and Candy Pollock.

Board members absent: Jack Rugar.

Others present: Fifteen people representing eleven units.

Management present: Etna Monsalve, Thelander Management Company.

ELECTION OF OFFICERS:

M/S/C: Pollock/Field/3 yes Axt no: to appoint Jack Rugar as Treasurer.

M/S/C: Field/Pollock/Unanimous: to appoint Glen Grossman as Secretary.

M/S/C: Field/Grossman/Axt no Pollock abstained: Motion died to appoint Candy Pollock as President.

Mr. Field called for another vote.

M/S/C: Field/Grossman/Axt no: to appoint Candy Pollock as President.

M/S/C: Pollock/Field/Unanimous: to appoint Rodger Axt as Vice President.

REPORTS:

Thelander Management: Verbal report given.

Financial Report: Review and acceptance of August and September unaudited financial reports tabled.

Maintenance Report: Gutters were cleaned.

Architectural Control Report: Mr. Morley reported that documentation is in progress for a satellite dish installed at unit 5.

Gardening Report: Mrs. Pollock reported that work is on-going. The entrance area in front of the lake and to the right is being addressed. Ms. Bomberger proposed some hillside plantings above the gardening shed. M/S/C: Axt/Grossman/Unanimous: to authorize L. Bomberger to plant in two separate common areas some cypress seedlings and coyote shrubs acquired at no cost to the association.

Lake Report: Ms. Bomberger reported that there are many weeds and work is underway to remove them.

Rule Compliance Report: Mrs. Pollock stated that several parking violations were reported. There was one report of an anonymous resident citing another resident for an alleged parking violation. Mrs. Pollock stated that anyone who reports a violation must be prepared to face the accused at a violation hearing in order for the Board to legally levy any fines or take other enforcement action. A parking violation at unit 48 has been corrected. A parking violation was reported at unit 10 however upon review of the CC&Rs and Rules, the Board discussed whether or not there was a violation. The rules state no parking parallel to garage door and no parking in driveways if the vehicle extends into Glen Lake Drive. Mr. Axt stated that the intent of the rule was to prevent parking in front of the garages. M/S/C: Field/Axt/Unanimous: to amend the parking rule to state that if a vehicle is parked in a driveway, it must be perpendicular to the garage and completely out of Glen Lake Drive. The amended rule will be distributed to the membership in time for adoption at the next meeting. Another violation at unit 10 was reported alleging that the use of the garage as storage prevents the use of garage for parking as required in the CC&Rs. The Board instructed Mr. Grossman and Management to send a letter to the owners citing the violation and requesting a violation hearing for the next board meeting.

New Resident Report: Mrs. Lauritzen reported four new residents.

Community Committee: Mrs. Munoz reported that they are planning a New Year event.

Website Report: Mr. Morley had nothing new to report.

Ad Hoc Committees:

A. Rules & Regulations Document - Tabled.

B. Legal Issues, small claims issues-Tabled.

Liens: Management reported that there is only one open case. It is against the estate of previous owner Portia. Management requested a board liaison to negotiate fees with the collection agency regarding the activity on closed account unit 25. The Board appointed Mr. Grossman.

President's Report:

A. Mrs. Pollock thanked Ms. Stephanie Lee for her work on the Emergency Plan.

B. Mrs. Pollock suggested that Management maintain Association keys and log.

M/S/C: Field/Axt/Unanimous: to have keys transferred, stored and inventoried by Thelander Management.

C. Mrs. Pollock reported that the attorney, Paul Gullion, provided a written letter stating that upon careful review of many years of historical information, he found that the Board acted reasonably and with due diligence in response to documented evidence of a hazard and a real and apparent danger to the residents of The Glen. Installation of the speed bump was appropriate action taken appropriately. Mrs. Pollock added that the speed bump would be modified to match the other speed bumps in the community and would be made ADA compliant.

D. The Board Orientation is scheduled for November 3rd at 4pm. It is not a board meeting. It is an informational meeting to provide a guideline for Board members.

UNFINISHED BUSINESS:

New Gate Code: Tabled.

Porch light Fixtures: Tabled.

Patio fencing: Tabled.

Bylaw qualifications for board members: Tabled.

NEW BUSINESS:

Street signs: Mrs. Pollock reported that someone stole a "Children at Play" sign. Ms. Bomberger submitted a suggested replacement stating "Slow Down! Pedestrian traffic." M/S/C: Grossman/Axt/Unanimous: to authorize Mr. Axt to purchase and install a replacement sign to match the current signage.

Owl Boxes: Mrs. Pollock reported that there was interest in installing owl boxes to attract owls to rid the community of gophers. M/S/C: Field/Grossman/Unanimous: to approve the installation of owl boxes in the common area trees.

OPEN FORUM/RESIDENT REQUESTS:

One member stated that it is unreasonable to deny overnight parking on a first come first served basis to all residents. He felt that there was sufficient parking in the community and that vehicles are exposed by being parked outside the gate.

Another owner reported that the sign for The Glen is leaning and needs repair.

Another resident reported that a concrete section of the sidewalk outside the gate is lifted up.

FUTURE BOARD MEETING: The next meeting is scheduled for December 8, 2011 at 6pm. Location is to be determined.

ADJOURNMENT: Meeting adjourned at 7:45 pm.

Respectfully submitted,

Etna Monsalve
Recorder

Glen Grossman
Secretary