



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

THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 24, 2012

CALL TO ORDER: Rodger Axt called the meeting to order at 6 p.m.
Board Members present: Rodger Axt, Terry Field, Glen Grossman and Lindsay Munoz.
Board members absent: Candy Pollock.
Others present: Five people representing four units.
Management present: Etna Monsalve, Thelander Management Company.

MINUTES:

M/S/C: Field/Munoz/Unanimous: to adopt the minutes of December 5, 2011 as presented.

REPORTS:

Thelander Management: Verbal report given.

Financial Report: Mr. Field reported the status of operating excess for 2011 to be roughly \$20,000 which is slated for specific expenses and projects already. He reported that maturing certificates of deposit must be reinvested. M/S/C: Field/Axt/Unanimous: to authorize Terry Field to purchase CD's subject to; 1)FDIC insured 2)Maximum amount of \$100,000 per CD and 3)maximum maturity of one year. Mr. Field also reported the status of the Wells Fargo bank accounts and the new monthly charges estimated to be \$140.00. He researched several other banks to determine which would provide the needed services at a lower cost. JP Morgan Chase Bank will provide all needed services at no charge. M/S/C: Field/Grossman/Unanimous: to transfer operating and reserve checking accounts to JP Morgan Chase Bank. Mr. Field requested Management work with him to discuss the Carry Forward line item on the next budget with the CPA. M/S/C: Axt/Munoz/Unanimous: to adopt the Wells Fargo Advisors Corporate Resolution for Depository and Brokerage as written and presented which authorizes Mr. Field to act on behalf of the Association and Etna Monsalve of Thelander Management Company to make inquiries regarding the reserve investments. Management will gather the necessary documentation and submit it to Wells Fargo Advisors.

Maintenance Report: Mr. Axt reported that cleaning and repairs throughout the complex were mostly completed. A contractor is scheduled to inspect the leak in the siding at unit 74. Street and driveway cleaning is underway.

Architectural Control Report: No report submitted.

Gardening Report: M/S/C: Axt/Grossman/Unanimous: to appoint Lynn Bomberger as the Gardening Committee Chair. Ms. Bomberger reported that regular landscape work is halted to complete shrub maintenance. Patience is requested as the grass will get a bit overgrown but hedges need attention at this time. Ms. Bomberger reported that \$3,000 is needed for landscaping work. M/S/C: Axt/Grossman/Unanimous: to authorize the Gardening Committee to spend \$500 per month of the gardening budget for usual

landscaping not to exceed \$6,000 per fiscal year. Ms. Bomberger created a Common Area Maintenance Request for the membership. The Board instructed Management to get it posted on the web site.

Tree Report: Mr. Axt reported no new activity. The crew will be hired for another day of trimming in the near future.

Lake Report: Ms. Bomberger reported that she is keeping up with the weeding.

Rule Compliance Report: M/S/C: Grossman/Munoz/Unanimous: to send a notice to unit 5 requesting that wood be stacked outside and away from the buildings to prevent attracting termites to the siding or interior of units. M/S/C: Axt/Grossman/Unanimous: to send a violation notice to units 9 and 15 regarding missing or damaged window screens. A violation was reported that occupants of unit 34 were seen on the banks. All owners are reminded that no one is allowed to walk behind units or climb the embankments.

New Resident Report: Mrs. Lauritzen reported information about new residents.

Community Committee: Mrs. Munoz reported that the Spring Glen Dinner is in the planning stages. Ms. Jeffrie Price added that the Foundation for Performing Arts Center is hosting a benefit to support the Arts in Pacific Grove schools. Tom Rigney and Flambeau will perform on February 17th and Ms. Price requested that any interested Glen residents contact her or Mr. Munoz for tickets. See kiosks for additional information.

Website Report: No report submitted.

Legal Issues/Liens: Tabled.

Ad Hoc Committees:

A. Rules & Regulations Document – Ms. Duffy Price reported that she and Mrs. Pollock and Management have worked on an updated draft of the Rules and Regulations. The Board discussed and edited the draft. Ms. Price will update the draft and will present it again next month.

B. Landscap Project – Mr. Axt reported that the landscape design and comments continue to be studied. He asked that members continue to submit ideas and suggestions.

UNFINISHED BUSINESS:

New Gate Code: Ms. Bomberger reported completion of the programming and distribution of the new code.

Porch light Fixtures: Mr. Axt reported that he is working on a style that is similar to the original design and the house number style.

Concrete cleaning: Mr. Axt reported that the work was halted due to the sudden illness of the vendor, Ross Mack, of Monterey Window Cleaning. He is back to complete the work.

Knox box: Mrs. Lauritzen reported that she discussed the knox box at the gate of The Glen with the police and fire departments. It is owned by the fire department who does not wish to share the key with the police department. They will have to continue to use the code.

Boundary fence: M/S/C: Axt/Grossman/Unanimous: to contract Peninsula Fence to replace missing fence across from unit 92 to be six feet high and seventy-five lineal feet long. The cost of \$3500.00 shall be paid from Reserves.

NEW BUSINESS:

Concrete replacement: Mr. Axt requested three bids to repair the entrance walkway, five driveways, gutters that have dropped and guest parking areas. M/S/C:

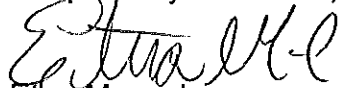
Axt/Grossman/rescinded: to approve the bid from Neal Schlegel Construction for five separate areas of work totaling \$68,836.00. Instead, the Board will put this on the February agenda and review the bid.

OPEN FORUM/RESIDENT REQUESTS:

NEXT BOARD MEETING: The February meeting will be scheduled upon the President's return.

ADJOURNMENT: Meeting adjourned at 7:40 pm.

Respectfully submitted,



Etna Monsalve
Recorder



Glen Grossman
Secretary