



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

THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
March 20, 2012

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

MINUTES:

M/S/C: Grossman/Axt/Unanimous : to adopt the minutes of February 21, 2012 as presented.

REPORTS:

Thelander Management: Verbal report given.

Financial Report: Mr. Field reported that the Association now has reserve funds in three certificates of deposit, one for \$95,000 and two for \$100,000. All expenses are tracking the budget and reserve expenses are on schedule. M/S/C: Axt/Grossman/Unanimous: to accept the financial reports as presented.

Maintenance Report: Mr. Axt reported that siding maintenance throughout the community was in progress as well as light pole painting. Gutter cleaning is to be scheduled next.

Tree Report: Mr. Axt reported two trees to be removed are pending permits and four replacement trees are scheduled.

Gardening Report: Ms. Bomberger submitted a written report. Improvements continue with over budget expenses during the planting season but she expects to stay under budget for the year. Ms. Bomberger will present bids for plantings at the April meeting.

Lake Report: Ms. Bomberger reported that the lake beach is eroding but no action is scheduled at this time.

Architectural Control Report: Mr. Morley reported no new activity.

Rule Compliance Report: Mrs. Pollock reported that no new violations were reported. M/S/C: Axt/Field/Unanimous: to issue current violation notices with tentative hearings at units 9 and 15 for missing screens, fence disrepair and backyard tidiness.

New Resident Report: No report.

Community Committee: No report.

Legal Issues/Liens: Mr. Grossman reported that he and Management had drafted a letter to the collection agency to be sent upon confirmation of some data.

Ad Hoc Committees:

A. Rules & Regulations Document – Mrs. Pollock confirmed that the Board had seen all member comments submitted. M/S/C: Pollock/Grossman/Unanimous: to adopt the Revised Rules as distributed for member review, effective today.

President's Report: Mrs. Pollock requested that board members be prepared to commit to the June ECHO Seminar by the April meeting. The Association shall cover expenses for Board members to attend. M/S/C: Pollock/Grossman/Unanimous: Mrs. Pollock requested a Board Liaison to all standing committees where no board member serves. The Board elected Lindsay Munoz to be the Board Liaison. Mrs. Pollock confirmed that the Vice President and Treasurer are responsible for collecting and forwarding Association mailbox contents to Management. The Secretary is responsible for ensuring that minutes, draft and approved versions, are posted to the website as soon as possible. M/S/C: Pollock/Grossman/Unanimous: Mrs. Pollock requested that a new email address be set up for owners/residents to report alleged violations. The address, [violation@theglenofpg.com](mailto:violation@theglenofpg.com), will be forwarded to the Director-at-Large who will track reports and present them at the next meeting for board action. Mrs. Pollock also reported that there was an issue with the lake fountain. The timer needed resetting since the daylight savings time change.

#### UNFINISHED BUSINESS:

Concrete cleaning: Mr. Axt reported that we are near project completion.

Boundary fence: Work is in progress. One challenge is being reviewed and final resolution is expected on March 21<sup>st</sup>.

Concrete replacement: Mr. Axt reported an additional \$8,000 cost for additional work and a \$400 credit on the bid that the Board accepted in February. Damage was reported at one unit which cost an additional \$1675 as well. M/S/C: Axt/Grossman/Unanimous: to approve the additional costs to Schlegel Construction. A stone retaining wall at the gate was proposed for \$5240 as a permanent alternative to the current wall in disrepair. M/S/C: Axt/Grossman/Unanimous: to approve the \$5240 for a stone wall.

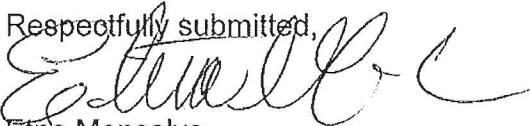
#### NEW BUSINESS:

OPEN FORUM/RESIDENT REQUESTS: Mrs. Morley requested that excess river rock removed from other areas be placed around the newly installed concrete slabs. Owners reported that some residents are feeding the wildlife. The Board will send a notice reminding all that ducks and geese should not be fed as they destroy the landscaping.

NEXT BOARD MEETING: Board meetings will be held the third Tuesday of each month at 6pm at the Forest Grove Clubhouse. The next meeting is April 17, 2012.

ADJOURNMENT: M/S/C: Grossman/Axt/Unanimous: to adjourn the meeting at 6:56 pm.

Respectfully submitted,

  
Ethna Monsalve  
Recorder

  
Glen Grossman  
Secretary