



One Glen Lake Drive, Pacific Grove, CA 93950
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THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 17, 2012

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

MINUTES:

M/S/C: Axt/Field/Unanimous: to adopt the minutes of March 20, 2012 as presented.

REPORTS:

Thelander Management: Verbal report given.

Financial Report: Mr. Field reported that Chase holds one CD and Wells Fargo holds two CDs. The Chase CD was purchased in April to take advantage of a slightly better rate. We are currently over budget on operating maintenance expenses. We will have to monitor remaining expenses to ensure that we are not under funded for seasonal and lump sum expenses due toward the end of the fiscal year. M/S/C: Munoz/Axt/Unanimous: to accept the financial reports as presented. Mr. Field requested authority to select and contract a reserve study analyst for a full on site study. M/S/C: Field/Axt/Unanimous: to authorize Terry Field to select an analyst and schedule a full on site reserve study in July. M/S/C: Field/Munoz/Unanimous: to waive late fees on account GPG 17.

Maintenance Report: Mr. Axt reported that general maintenance throughout the community was in progress including painting and gutter cleaning. Fence repairs are almost completed. M/S/C: Axt/Munoz/Unanimous: to approve a replacement towing sign, for \$55.95, with all legal requirements confirmed by Mr. Axt.

Tree Report: Mr. Axt reported no new activity.

Gardening Report: Ms. Bomberger submitted a verbal report. The last order of mulch will soon be installed. Ms. Bomberger attended a very informative Gardening Fair.

Lake Report: Ms. Bomberger reported that much needed weeding is underway.

Architectural Control Report: Mr. Morley reported no new activity. He requested clarification regarding whether or not ARC approval is required for association common area landscaping and architectural changes. He suggested a formal exception be approved by the Board to comply with governing documents. Clarification will be provided through a formal policy and procedure.

Rule Compliance Report: Management stated that two parking violations were reported to the violation email. The Board member tracking these alleged violations, Mr. Munoz, will report the alleged violations at the board meeting for board review and action. The first parking violation was excused due to a garage door malfunction. The second violation of a

guest exceeding guest parking limit, would be verbally addressed with the resident.

M/S/C: Axt/Field/Unanimous: to appoint Mrs. Pollock to contact the resident. Previously reported violation at unit 15 is resolved. Violation at unit 9 is being addressed by the property manager. Torn screen was reported at unit 28.

New Resident Report: Written report submitted.

Community Committee: Mrs. Munoz reported that a dog event hosted by the AFRP will be posted at the kiosk.

Legal Issues/Liens: Tabled.

President's Report: Mrs. Pollock reported that she attended a very informative legal seminar for homeowner associations. Several subjects require board attention including contractors and employees and committee guidelines and procedures. Owners are reminded to ensure that their alarm systems are tested and operate correctly during and after power outages.

UNFINISHED BUSINESS:

ECHO Seminar: Four board members will be attending the June ECHO Seminar. It is cost prohibitive for the Association to sponsor non-Board members. M/S/C:

Axt/Field/Unanimous: to approve \$115 per board member attending the seminar plus travel expenses.

NEW BUSINESS:

Proposed landscape project at units 32-34: Projects beyond the approved budget are denied at this time due to funding availability. The Board encourages the landscaping to be completed within the already approved funding over the budget limit with owner and resident approval.

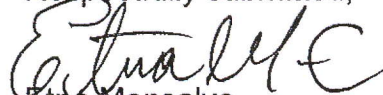
D&O Insurance renewal: M/S/C: Axt/Field/Unanimous: to approve the renewal premium of \$2795.00 for D & O coverage through Swett & Crawford for the policy with Great American Insurance Company.


OPEN FORUM/RESIDENT REQUESTS: One homeowner reported overflowing gutters at units 88 and 90. Maintenance will clean out. Unit 58 reported a problem with water damage around the French doors. Maintenance will investigate further and request inspection.

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 May 15, 2012.

ADJOURNMENT: M/S/C: Axt/Field/Unanimous: to adjourn the meeting at 7:25 pm.

Respectfully submitted,


Ethna Monsalve
Recorder


Glen Grossman
Secretary