



One Glen Lake Drive, Pacific Grove, CA 93950
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THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
December 18, 2012

CALL TO ORDER: Diane Hardcastle called the meeting to order at 6:05 p.m.
Board Members present: Rodger Axt, Terry Field, Diane Hardcastle, and Lindsay Munoz.
Board members absent: Glen Grossman.
Others present: Four owners representing three units.
Management present: Etna Monsalve, Thelander Management Company.

MINUTES: M/S/C: Axt/Field/Unanimous: to adopt the minutes of November 27, 2012 as presented. President Hardcastle reported that at the executive session on November 27th, the board discussed the landscape maintenance contract and requested Management submit changes to the landscaper. The Board discussed and approved a consultation with Attorney Roy Gunther for \$300.00 to request advice regarding the strip of unusable land. The board discussed and approved needed maintenance at unit 34 to follow the same share of cost as was applied at unit 56.

REPORTS:

President's Report: Ms. Hardcastle reported that a homeowner reported her car was vandalized while parked outside the gate. If anyone has any information, please contact the P.G.P.D. All owners are reminded to be careful and report any suspicious activity. Recent distribution of Neighborhood Notes wasn't on the traditional letterhead but it was from the association. Some kinks are being resolved. All owners, board members, and residents, must abide by all The Glen Rules and Regulations. Any violations by anyone should be reported to violations@theglenofpg.com. The board has the duty to protect all interests of the association. While sometimes individual owners may not be in agreement with the board, the board must act on behalf of the association as a whole.

Financial Report: Mr. Field reported that the financial reports were not presented yet. However, he met with Management and resolved the accounting of delinquent balances. It will be reflected in the November financial reports. The annual review draft matches Management's year end reports. The final Annual Review will be distributed in the next few days. A certificate of deposit matured December 6, 2012 and was rolled over into a new one maturing March 2013 with yield of 0.3%. Water costs have gone down and are expected to balance out with the budget by fiscal year end with strict conservation.

Maintenance Report: Mr. Axt reported that painting was completed. The pump cover was installed. Lights were cleaned and painted.

Gardening Report: Ms. Bomberger submitted a written report. The Board instructed her to seek bids from irrigation conversion to drip. The board reiterated that the board must discuss and vote to approve any grass removal. The board currently allows the Landscape Committee to spend up to \$400.00 monthly on landscaping needs.

Lake Report: Ms. Bomberger reported no new activity.

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

Website Report: Mr. Morley reported no new activity. He requested users report issues to him.

New Resident Report: Ms. Hardcastle reported that owners of unit 56 need assistance getting the proper listing at the gate and resident of unit 12 received gate keys.

Community Committee: Mr. Munoz reported that holiday decorations were installed and thanked Mr. Axt for his help.

Rule Compliance Report: Mr. Munoz reported no new violations. Management sent three violation notices.

Legal Issues/Liens: No action pending.

AD HOC COMMITTEES

Gardening Committee Liaison: Mr. Munoz reported that the landscapers submitted a revised contract. Management is instructed to review and confirm that board requests were included. Management will also request a description of scheduled duties.

Land use: Ms. Hardcastle reported that the attorney advised the board to discuss transfer of land to the City of PG with the city manager. The board will address this issue starting in January 2013.

UNFINISHED BUSINESS:

PG request for electricity to install additional park lighting: Mrs. Pollock reported that she gave the Public Works representative, Mike Zimmerman, contact information for Management. No further activity.

French door at unit 34: Mr. Axt reported that the board's proposal of share of cost with the owner was acceptable to the owner.

Pedestrian gate status: Mr. Axt reported that the work is pending selection of proper materials.

NEW BUSINESS:

Unit 100 letter: Ms. Hardcastle reported that issues raised by a resident should be heard and addressed. All residents, owners and non-owners, have the same rights of privacy and safety. No maintenance workers will work on or around units on Sundays or before 8:30 am.

Board member email addresses: Tabled.

Annual minutes: M/S/C: Field/Munoz/Unanimous: to adopt the annual minutes as presented.

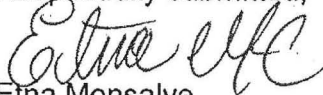
Election Inspectors: M/S/C: Field/Axt/Unanimous: to appoint homeowner Connie Shelstad as the new election inspector.

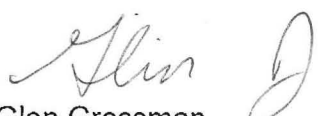
OPEN FORUM/RESIDENT REQUESTS: Management is instructed to request that fence issue at unit 94 be corrected by February 2013 per owner agreement.

NEXT BOARD MEETING: The next board meeting shall be held January 15, 2013 at 6pm at the Forest Grove clubhouse.

ADJOURNMENT: M/S/C: Axt/Field/Unanimous: to adjourn the meeting to executive session to discuss landscape personnel issues at 7:10 pm.

Respectfully submitted,


Ethna Monsalve
Recorder


Glen Grossman
Secretary