



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

THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 15, 2013

CALL TO ORDER: Diane Hardcastle called the meeting to order at 6:00 p.m.
Board Members present: Rodger Axt, Terry Field, Glen Grossman, and Diane Hardcastle.
Board members absent: Lindsay Munoz
Others present: five owners representing four units.
Management present: Etna Monsalve, Thelander Management Company.

MINUTES: M/S/C: Field/Axt/Unanimous (Grossman abstained due to absence): to adopt the minutes of the executive and open sessions of December 18, 2012 as presented. President Hardcastle reported that at the executive session held just prior to this open session the board reviewed and accepted a new contract with Greenscape Landscaping for a continued monthly maintenance contract amount of \$3442.00. The Board also met in executive session on January 2, 2013, to cancel the workers' compensation policy with Zenith and replace it with a policy from Employers' Insurance. The executive session on December 18, 2012 was held to review landscaping personnel and contract. The Board denied the contract increase requested by Greenscape Landscaping and decided to restructure the landscaping oversight by transferring it to the Board of Directors.

REPORTS:

President's Report: Ms. Hardcastle reported that dogs are reported in common areas without leashes. This is against The Glen rules and City of Pacific Grove city ordinance. Please keep dogs leashed while in common area. Dog waste is being left all over the common area landscaping. Please be conscientious and courteous to all residents of The Glen and pick up after your dog.

Financial Report: Mr. Field reported that he reviewed the November and December 2012 unaudited financial reports. M/S/C: Field/Grossman/Unanimous: to accept the reports. Mr. Field also reported that a recent maintenance expense could be paid from reserves line item 1116 Exterior Surfaces. M/S/C: Field/Axt/Not carried (Hardcastle, Grossman opposed) to pay from reserves for various painting throughout the complex of siding and lamp posts totaling \$2832.75.

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

Lake Report: No report submitted.

Architectural Control Report: Mr. Morley reported no new activity. Management advised that the ACC follow up on applications submitted to confirm if work is completed according to approval given and within a deadline to be set by the ACC. Approvals should be closed-ended with follow-up of completion requirements. The ACC will fine tune the policy.

Website Report: Mr. Morley reported no new activity.

New Resident Report: Ms. Lauritsen reported no new activity.

Community Committee: Mrs. Munoz reported that holiday decorations were scheduled for removal.

Rule Compliance Report: Management reported there were no new violation reports.

Legal Issues/Liens: No action pending.

AD HOC COMMITTEES

Land use: Ms. Hardcastle reported that the board will resume efforts to address this issue.

UNFINISHED BUSINESS:

Pedestrian gate status: Mr. Axt reported that the gate is being replaced and a spring installed for automatic closure

Unit 94 patio fence: M/S/C: Axt/Hardcastle/Unanimous: to remove the temporary fence at association cost and instruct Management to send a notice to the owner.

NEW BUSINESS:

CPA Annual Review: Mr. Field reported that he studied the review and the figures matched those in Management's unaudited financial reports. M/S/C: Hardcastle/Field/Unanimous: to acknowledge receipt of the review and make available to all owners of The Glen.

Bank account signature cards: M/S/C: Grossman/Axt/Passed (3 in favor, Field opposed): to approve removal of Candy Pollock and listing of Diane Hardcastle as signor on the accounts.

Gardening tasks: The Board is in receipt of a list of maintenance requests. M/S/C: Hardcastle/Grossman/Unanimous: to authorize the Landscape Liaison to contact each unit owner for input on unit specific requests and get pricing from Greenscape Landscaping. If owner agrees and cost is within monthly approved budget, the liaison has authority to approve the work.

OPEN FORUM/RESIDENT REQUESTS: The Board inquired about meeting room costs and will continue to schedule the monthly board meeting at the Del Monte.

NEXT BOARD MEETING: The next board meeting shall be held February 19, 2013 at 6pm at The Del Monte Residential Care at 1229 David Avenue.

ADJOURNMENT: M/S/C: Field/Axt/Unanimous: to adjourn the meeting at 7:24 pm.

Respectfully submitted,


Etna Monsalve
Recorder


Glen Grossman
Secretary

02/19/2013