



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

The Del Monte
1229 David Avenue
Pacific Grove, CA 93950
February 19, 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, Diane Hardcastle, and Lindsay Munoz.

Board members absent: None.

Others present: Six owners representing five units.

Management present: Etna Monsalve, Thelander Management Company.

MINUTES: M/S/C: Grossman/Field/Unanimous: to adopt the minutes of January 15, 2013 executive session and board meeting as presented. Executive Session action was reported during the board meeting immediately following.

REPORTS:

President's Report: Ms. Hardcastle reported no new activity outside of the agenda topics.

Financial Report: Mr. Field reported that the January 2013 financial statements were not ready yet. The annual CPA review and related financial statement is posted to the website for members to view. The new signature cards for the operating and reserve accounts have been completed and signed. The board again discussed previously reported maintenance expenses that could be paid from reserves line item 1116 Exterior Surfaces. M/S/C:

Grossman/Field/Unanimous: to pay from reserves for various painting throughout the complex of siding and lamp posts totaling \$2832.75. Mr. Field also reported that although the Board had previously authorized him to manage the association's investment portfolio, there should be official board action establishing parameters for the investments. M/S/C:

Grossman/Hardcastle/Unanimous: to require that all association funds be held in FDIC insured institutions, be capped at \$100,000.00 per investment, and be of terms not exceeding twelve months.

Maintenance Report: Mr. Axt reported that the work on Unit 34 continues per agreement. Unit 102 work is being discussed with the owners. The wood rot is association maintenance however the structural door issue is owner responsibility per the CC&Rs. Mr. Axt reported that prior to asphalt work, concrete repairs must be completed to install a concrete patch in the guest parking area at the gate entrance and to repair a wall near the tennis courts. M/S/C:

Field/Munoz/Unanimous: to authorize up to \$5000.00 for concrete repairs from the Reserve account for Roads.

Lake Report: Ms. Bomberger submitted two reports here attached.

Architectural Control Report: Mr. Morley reported one approved application for French doors

and windows at Unit 102.

Website Report: Mr. Morley reported no issues. The Board gave instructions to remove certain documents.

New Resident Report: Ms. Lauritsen reported no new owner information is available yet for Unit 82.

Community Committee: Mrs. Munoz reported that a \$100.00 donation was made to The Del Monte in appreciation for use of their dining room for board meetings.

Rule Compliance Report: Mr. Munoz reported no new violations.

Legal Issues/Liens: No action pending.

AD HOC COMMITTEES

Land use: Mr. Field and Management will meet with the PG City Planner in accordance with legal advice from Attorney Roy Gunter.

UNFINISHED BUSINESS:

Pedestrian gate status: Mr. Axt reported that the gate work was completed but further adjustments will be made prior to the next meeting.

Unit 94 patio fence: The owner is in agreement to remove the fence per board action at the January 15, 2013 meeting.

Landscape: M/S/C: Munoz/Field/Unanimous: to change the contract termination terms to thirty days notice instead of sixty days notice. M/S/C: Axt/Munoz/Unanimous: to approve four special projects as presented not to exceed \$2500.00 to be paid from the Reserve account for Landscape. Mr. Munoz will discuss issues reported by owners regarding mulch, plant removals and plant replacements.

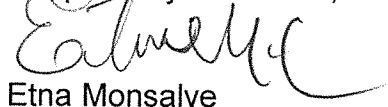
NEW BUSINESS: No new business.

OPEN FORUM/RESIDENT REQUESTS: One homeowner reported a resident vehicle has been indefinitely parked in Guest Parking and showing a permit not issued by the association. Management is instructed to send a violation notice with a hearing for the March meeting. Maintenance issues were reported at Units 42, 110, and 59.

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

ADJOURNMENT: M/S/C: Hardcastle/Field/Unanimous: to adjourn the meeting at 7:06 pm.

Respectfully submitted,



Etna Monsalve
Recorder



Glen Grossman
Secretary

1/28/13

Lake & Waterways Improvement Requests

- 98-100 Behind the homes, down to the lake, the Cape weed needs to be dug out again
- 102 Behind the home, remove the Veldt grass, Cape weed and small bulb plants
- 104 Remove the Kikuyu grass coming out of 104's back yard
- 106-110 Weed the area behind the homes, down to the lake

Some weeding has been done behind home 104 to 106—more is needed in the area.