



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
March 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 the February 19, 2013 board meeting as presented.

REPORTS:

President's Report: Ms. Hardcastle expressed appreciation to fellow board members, committee members and Management for the support in administrating the association business.

Financial Report: Mr. Field reported that the January and February 2013 financial statements show a modest six month operating surplus. One certificate of deposit is due to renew March 7th and another March 14th. He is looking for better returns. M/S/C:

Field/Grossman/Unanimous: to accept the reports as presented. Mr. Field also presented a waiver request from Account GPG 76. The Board accepted the owner's explanation finding that the late fee and interest would be waived as a onetime courtesy. Mr. Field reported that one owner is almost three months delinquent. If the balance is not paid by the end of March, Management is instructed to send a delinquency notice.

Maintenance Report: Mr. Axt reported that concrete patch work was completed. Concrete repairs are scheduled for the wall along the walkway to the tennis courts. Repairs are on-going at unit 42 gutters and will inspect unit 88 gutters for similar issues, unit 102 and 104 wood rot, and unit 65 water shut-off valve. The water for the entire community will have to be shut off to complete the repairs. Mr. Field will contact Cal Am to inspect all unit meters for leaks prior to completing repairs at unit 65 in case other shut-off valve repairs are needed. Mr. Field will report to the board and Ms. Hardcastle will request a bid for all repairs needed. An email blast will be sent to residents informing them of water shut-off date. Mr. Axt also reported a request from some homeowners to remove the curb at sidewalk locations. He presented a bid of \$5700 for repairs to eight locations. This item will be discussed at the next meeting.

Lake Report: Ms. Bomberger reported no new activity.

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

Website Report: Mr. Morley reported no issues.

New Resident Report: Ms. Lauritsen reported no new owner information has been submitted.

Community Committee: Mrs. Munoz reported no new activity.

Rule Compliance Report: Mr. Munoz reported three violations; two parking and one dog barking incident. A letter will be sent to the owners of the dog and the parking violations have been corrected or addressed. A new report was submitted about a recurring parking violation. Management is instructed to send a violation notice to these owners as well.

Legal Issues/Liens: No action pending.

AD HOC COMMITTEES

Land use: Management reported repeated email attempts to schedule a meeting with PG City Senior Planner, Ashley Hefner, who forwarded the requests to Mike Zimmer and Daniel Gho. Pending contact.

Landscaping Report: Mr. Munoz reported several requests which will be addressed as time and funds allow. No funds are available to protect all plants from deer. Some homeowners have utilized individual control methods to deter the deer. Extra work is on-going according to the list provided to the landscapers.

UNFINISHED BUSINESS:

Pedestrian gate status: Mr. Axt reported that he has and will be installing the metal piece to prevent keyless access.

Paving project: Paving bids will be presented at the next meeting for approval. Reported move-in/out days and garbage collection days will be accommodated. Delivery vendors must be notified. Once a contract is approved and work is scheduled, all residents will be notified to allow enough time to find other parking and plan for unit access without road access.


NEW BUSINESS: No new business.


OPEN FORUM/RESIDENT REQUESTS: Mr. Grossman reminded board members of upcoming board education opportunities. Mr. Morley reminded the board of previous efforts to convert irrigation to drip irrigation. Ms. Hardcastle appointed Mr. Morley to review the work completed and research to prepare for funding reserves in the next fiscal year to continue the effort.

NEXT BOARD MEETING: The next board meeting shall be held April 16, 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 7:07 pm.

Respectfully submitted,


Etna Monsalve
Recorder


Glen Grossman
Secretary