



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
April 16, 2013

CALL TO ORDER: Diane Hardcastle called the meeting to order at 6:00 p.m.

Board Members present: Rodger Axt, Diane Hardcastle, and Lindsay Munoz.

Board members absent: Terry Field and Glen Grossman.

Others present: Four owners representing three units.

Management present: Etna Monsalve, Thelander Management Company.

MINUTES: M/S/C: Munoz/Axt/Unanimous: to adopt the minutes of the March 19, 2013 board meeting as presented.

REPORTS:

President's Report: Ms. Hardcastle reported recent challenges with the fountain. She proposed that all boards be trained to know any procedures pertinent to common area operations including the lake pump and fountain, irrigation controls and shut-offs, gate manual override to prevent lock-ins. The fountain timer will be adjusted to turn on according to Daylight Savings time. Therefore, it will be adjusted twice per year to remain on longer hours during longer days. Ms. Hardcastle also requested that all board members have a list of current vendors and contact information. Mr. Axt will provide it.

Financial Report: Tabled.

Maintenance Report: Mr. Axt reported that there are no new maintenance issues. Previously approved work is still pending completion.

Landscaping: Mr. Munoz reported several landscaping issues submitted by various owners. He reviewed each with the landscapers and addressed all of them. Irrigation is turned on since mid March. Some shrubs are suffering due to overwatering not under watering. Hillside maintenance is on the landscaper's list and will also be addressed. Dandelion treatment will be requested. Dead ice plant near unit 42 is being removed. Mr. Morley is working on the irrigation conversion to drip irrigation. Mr. Axt is addressing tree work at unit 19, 104, and tree stump grinding. A homeowner suggested the board consider artificial turf to minimize the need for maintenance and water in some areas.

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 submitted a written report updating new owner information.

Community Committee: Mrs. Munoz reported no new activity.

Rule Compliance Report: Mr. Munoz reported that unit 23 has window coverings that violate the CC&Rs. Management is instructed to send a violation notice. Management requested an update regarding the violations addressed at the last meeting.

Legal Issues/Liens: No action pending.

AD HOC COMMITTEES

Land use: Management reported that none of The City of PG officials, Senior Planner, Ashley Hefner, Mike Zimmer and Daniel Gho, have responded to the request for a meeting.

UNFINISHED BUSINESS:

Pedestrian gate status: Mr. Axt reported that the metal piece to prevent keyless access must be extended and repair is pending.

Paving project: Mr. Axt reported three paving bids for review; Summerfield for \$149,000, Rider Concrete for \$131,000, and Granite for \$99,470. M/S/C: Axt/Hardcastle/Unanimous: to accept the proposal from Granite for \$99,470 to remove and replace the asphalt on Glen Lake Drive, redo the speed bumps, and re-stripe. The project will be completed from May 20 to 23, 2013. There will be no street access. A detailed description of the project and access limitations will be distributed to the membership. All deliveries will have to be postponed and mail will be placed on hold for the entire community. Mr. Axt will ask Granite for guidance in how to address all of these issues. Owners will have to park off site for a portion of this four day period. It will be specified in a notice to all residents. M/S/C: Axt/Hardcastle/Unanimous: to approve \$2,800 to Rider Concrete to make repairs at the driveway at unit 59. M/S/C: Axt/Munoz/Unanimous: to approve up to \$1,000 to CCOI to re-install the exit gate sensor loop in the asphalt.

Water leaks and scheduled shut-off: The angle-stop at unit 65 will be replaced requiring water to be shut off on April 18, 2013 from 9AM to Noon.

Cal Am leak inspection of common area: Cal Am inspected the system and found no leaks.

Curb modification: The Board decided that the association shouldn't incur an expense now for a modification that is not legally required.

Unit 94 fence removal: Pending.

NEW BUSINESS:

Rapid notify system: Tabled.

D&O Renewal: M/S/C: Hardcastle/Axt/Unanimous: to approve the renewal of the current policy at the increased premium.

Key policy: M/S/C: Axt/Munoz/Unanimous: to charge a \$30 fee for replacement of any keys requested of the association.

Fountain timer: Discussed in President's Report.

OPEN FORUM/RESIDENT REQUESTS: The Board received more complaints that dog owners are not removing pet waste from the common areas. All owners are asked to report violators. The Board instructed Management to send a letter to Glen Heights Association requesting that no dogs be walked at The Glen until the issue can be better resolved. Glen owners will also be asked not to walk their dogs at Glen Heights as a reciprocal courtesy. All human guests from Glen Heights remain welcome at The Glen. The letter to be sent to all Glen owners will include a reminder to pick up after the dogs or the association will be forced to seek other solutions which may incur a cost.

The board also received complaints about the state of the back patio at unit 84. Management is instructed to send a notice to the owners requesting maintenance of the back patio.

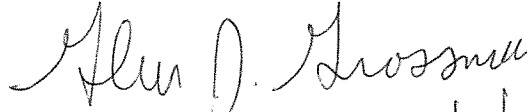
NEXT BOARD MEETING: The next board meeting shall be held May 28, 2013 at 6pm at The Del Monte Residential Care at 1229 David Avenue. Date change must be submitted to the meeting location administrator.

ADJOURNMENT: M/S/C: Hardcastle/Field/Unanimous: to adjourn the meeting at 7:35 pm.

Respectfully submitted,



Etna Monsalve
Recorder



Glen Grossman
Secretary

6/18/13