



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
June 18, 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 May 28, 2013 executive session and board meeting as presented.

Financial Report: Mr. Field reported that the year-to-date income statements are showing a surplus. M/S/C: Field/Grossman/Unanimous: to accept the May 2013 financial reports.

Maintenance Report: Mr. Axt reported no activity at this time. Pending gutter repairs scheduled at units 42,44,25,13,30,88,and 110. He will request a gutter inspection of all gutters. Owners will be advised of work dates.

Tree Report: Mr. Axt reported that all tree work was completed.

Landscaping: Mr. Munoz reported several landscaping issues submitted by various owners. Four special projects were completed. New projects are on-going. Debris will be requested removed from the front gate area. Sprinklers will be shut off July 3rd and 4th for the lawn to be dry for the July 4th event. The Board reviewed the landscape architect proposal presented at the last meeting. M/S/C: Axt/Grossman/Unanimous: to accept the contract from Katherine Klawans Smith for three architectural options and the proposal of costs for the one selected at a cost not to exceed \$4,000.00. Mr. Munoz will request pending proposals for grass removal.

Lake Report: Ms. Bomberger and Mr. Murai reported research and action to remedy the algae growth. A product from BioVerse was ordered. M/S/C: Axt/Hardcastle/Unanimous: to approve the cost of \$360.00 plus tax for a three month supply of BioVerse Spheres.

Architectural Control Report: Mr. Morley reported no new applications submitted. Unit 80 fence work is still in the research stage.

Website Report: Mr. Morley reported no issues.

New Resident Report: Ms. Lauritsen reported that there were no new residents.

Community Committee: Mrs. Munoz reported that the 4th of July barbeque is scheduled and RSVP deadline is July 1st. Set up is around 9am and assistance is welcomed.

Rule Compliance Report: Mr. Munoz reported several violations. Management is instructed to send notices as follows: Unit 25 please ask children not to reach over or climb on gate. Unit 58 hearing notice for dog off leash in common area, Unit 54 tenant to be present and cautious with children playing in the street.

Legal Issues/Liens: Mr. Grossman reminded the board about the ECHO Conference. M/S/C: to register four participants.

UNFINISHED BUSINESS:

Pedestrian gate status: Mr. Axt reported that the metal piece to prevent keyless access must be extended and repair is pending. He has the new extended piece and will install this week.

Unit 84 patio: Maintenance of landscaping has been completed.

NEW BUSINESS:

Presidential Spending Authority Policy: M/S/C: Grossman/Axt/Unanimous: to approve a policy to allow the president the authority to approve expenses up to \$1,000.00 for needed maintenance between meetings. Policy attached.

Budget: M/S/C: to adopt the 2013-14 Budget as presented showing no increase in monthly assessments and remaining \$310.00.

Election Inspector: M/S/C: Grossman/Field/Unanimous: to appoint Thelander Management Company as the Election Inspector for the 2013-14 Board Election.

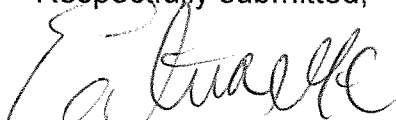
Uni 110 patio: The owner reported something is causing the tiles on the ground to crack twice so far. She is concerned about ground movement. M/S/C: Grossman/Field/Unanimous: to authorize Ekim Engineering to inspect the area and provide a report.

OPEN FORUM/RESIDENT REQUESTS: Various member comments were heard.

NEXT BOARD MEETING: The next board meeting shall be held July 16, 2013 at 6pm at The Del Monte Residential Care at 1229 David Avenue.

ADJOURNMENT: There being no further business, the meeting was adjourned 7:30 pm.

Respectfully submitted,



Etna Monsalve
Recorder



Glen Grossman
Secretary