



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
July 16, 2013

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

MINUTES: M/S/C: Hardcastle/Grossman/Unanimous: to adopt the minutes of the June 18, 2013 board meeting as presented.

President's Report: Ms. Hardcastle thanked Mr. and Mrs. Munoz for a successful 4th of July event. She also thanked Ms. Bomberger for her years of service to the community.

Financial Report: June reports were not presented. Mr. Field reported that May 2013 ended with a surplus. The reserve study shows that funding has increased to 95.8%. 2014 reserve spending plan includes \$40,000 for various maintenance projects. Funding will be available for irrigation conversion to drip and front entrance landscaping.

Maintenance Report: Mr. Axt reported that he will request the City of PG arborist to inspect the tree at unit 100 and 19 as well as trees along the lake reported by Mr. Morley. Rain Man Gutters will make needed gutter repairs on Thursday, July 18th, at units 42, 44, 46, 48, 25, 13, 30, 88, and 110. He discovered an underground irrigation line leak in the driveway at unit 21. The concrete will be removed to repair the leak. Management is requested to notify the owner. The same concrete contractor will be consulted as to possible options to address pooling water at the garage at unit 17.

Tree Report: Mr. Axt reported that two new trees were installed.

Lake Report: Mr. Murai presented a written report about on-going action to remedy the algae growth. The BioVerse products were ordered and applied. He will monitor for the next four months to determine success of the product.

Architectural Control Report: Mr. Morley reported that the unit 34 patio deck and bench have been approved and installed. The owner will add a shrub to block the dogs' views of the

neighbor's patio. Unit 36 patio application was approved.

Website Report: Mr. Morley reported that 4th of July event photos have been uploaded.

New Resident Report: Ms. Hardcastle reported on behalf of Ms. Lauritsen that there were no new residents.

Community Committee: No report presented.

Rule Compliance Report: No report presented. Violation hearing for unit 58, dog off leash, was tabled.

Legal Issues/Liens: No issues.

Ad Hoc: No report regarding the irrigation conversion bids.

Landscaping: No report.

UNFINISHED BUSINESS:

Pedestrian gate status: Mr. Axt reported that installation of the new piece is pending.

NEW BUSINESS:

Ad Hoc Committee to work on CC&Rs changes due to revised Davis-Stirling Statutes: Mr. Grossman reported that he will have a report at the August meeting.

Front entrance: Ms. Hardcastle and Mrs. Murai are working with landscape architect, Kathleen Klawans Smith.

Election Inspector: The board will distribute for 30 day member review an Election Inspection Rules Amendment to allow Management to serve as election inspector.

Soil engineering inspection and report at unit 110: Ekim Engineering will complete the project in August 2013.

OPEN FORUM/RESIDENT REQUESTS: Various member comments were heard. One owner suggested converted unused common area into an enclosed dog park.

NEXT BOARD MEETING: The next board meeting shall be held August 27, 2013 at 6pm at The Del Monte Residential Care at 1229 David Avenue. Three board members are scheduled to attend the ECHO Seminar on August 24, 2013.

ADJOURNMENT: There being no further business, the meeting was adjourned 7:42 pm.

Respectfully submitted,



Etna Monsalve
Recorder



Glen Grossman
Secretary

7.15.13

Lake Committee Report – Bomberger/Murai, Co-chairs

The HOA made an initial purchase of Bioverse products - a non-toxic, biodegradable method for algae control. The treatments to date are as follows:

1. We are on our second month of the initial Bioverse treatment - two applications of the more aggressive Blast (six packets for the initial two weeks) and 2 applications of time release Biospheres (two spheres per month for the past two months). *- June 15*

2. With the warmer temps and as the removal of the floating mats of algae is not being addressed yet integral to the treatment's success, Bioverse suggests that the HOA:

- Treat the mats with an application of **Rush** - a granular material spread directly onto the mats causing them to sink so they can be neutralized subsurface by the Blast and Biospheres.
- Three additional weeks of Blast packets to assist with the algae neutralization - six packets per week for three weeks)
- Ongoing monthly application of Biospheres.

Terry Field ordered the additional recommended and Bioverse products taking advantage of promotional specials. Someone needs to apply the Rush and toss the Blast packets when they are delivered.

As Bioverse is a natural, non-toxic based treatment, noticeable results may take a month or two. Once the algae issue is addressed the HOA must continue with the Biosphere treatments in order to maintain a healthy and balanced lake. Biosphere states that within four to six week we should notice a difference in the algae content and several of us have noticed an improvement.

3. The lake committee is compiling a lake maintenance program that includes among other things annual debris and silt removal at the stream inlet.

4. Lynn Bomberger has submitted her resignation from the lake committee due to her pending move. Rick Murai is willing to continue as a co-chair. However as a part-time resident his full time participation is limited. It's recommended that the Board seek another resident who is willing to serve as a co-chair or a full time chair.

** Email all owners to request volunteers*