



One Glen Lake Drive, Pacific Grove, CA 93950
✦ <http://theglenofpg.com>

THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

The Del Monte
1229 David Avenue
Pacific Grove, CA 93950
August 28, 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 four units.
Management present: Etna Monsalve, Thelander Management Company.

MINUTES: M/S/C: Hardcastle/Axt/Unanimous: to adopt the minutes of the July 16, 2013 board meeting as presented.

President's Report: Ms. Hardcastle discussed the need for more volunteers to serve either on committees or on the board. There will be at least one vacancy.

Financial Report: The Board reviewed the June and July financial reports.

Maintenance Report: Mr. Axt reported that Section 1 work to association maintained areas of unit 92 was completed. Gutter work will be completed after siding and painting is completed in approximately two weeks. The gutter company will replace the torn screen at unit 42. The board reviewed the maintenance issue at unit 102 and found that the door is not association responsibility per the association documents. Other owners have repaired, maintained, and replaced their own doors and the association cannot make an exception.

Tree Report: Mr. Axt reported that the City of PG arborist inspected the trees at units 100, 19, 94, and along the lake. The arborist will allow removal.

Lake Report: Mr. Murai presented a written report about on-going action to remedy the algae growth. The BioVerse products appear to be working. He made several recommendations to the board.

Architectural Control Report: Mr. Morley reported that the unit 34 added stepping stones with ARC approval. Unit 80 replaced a patio with approval.

Website Report: Mr. Morley reported no new activity.

New Resident Report: Ms. Lauritsen reported that three units sold.

Community Committee: Mrs. Munoz reported that the Community Yard Sale is set for September 7, 2013 from 8am to noon. Mr. Axt will hold open the pedestrian gate.

Rule Compliance Report: Mr. Munoz reported all violations submitted. The board deemed no action necessary at this time.

Legal Issues/Liens: No issues.

Ad Hoc: No activity on the irrigation conversion bid.

Landscaping: Mr. Munoz reported that the first four special projects have been completed. He presented bids for two new special projects of ice plant removal and replacement at unit 42 by Greenscape at a cost of \$920.00 and new privacy shrubs at unit 72 at a cost of \$825.00.

M/S/C: Hardcastle/Munoz/Unanimous: to approve both projects.

Ad Hoc: Mr. Munoz presented a bid to remove lawn and replace with draught tolerant plants at areas as listed but the board decided to request an itemization of the plants to be used. The board also requested a bid for irrigation once the lawn is removed and replaced with drought resistant plants.

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 presented a written report of suggested changes to the existing governing documents.

Front entrance: Ms. Hardcastle and Mrs. Murai reviewed and presented three designs from landscape architect, Kathleen Klawans Smith. Next, the board will get pricing and installation bids for the suggested plants in the designs. Mr. Axt will consult with the horticulturist at Carmel Valley Manor.

Ekim Engineering report: Ekim was due in August but has not scheduled to inspect the area of concern. Mr. Axt will call to schedule the inspection.

Dog park: Ms. Hardcastle and Mr. Axt reported that the most viable location to fence in common area for a dog park with dog waste bag station is between units 44 and 48 across from unit 46.

Late fee waiver: M/S/C: Hardcastle/Axt/Unanimous: to approve waiver of late fees and interest on account GPG 108 as a courtesy due to perfect payment record. M/S/C: Hardcastle/Axt/Unanimous: to approve a three month payment plan for the delinquent first month of dues on account GPG 26.

Floor nominations: Call for any floor nominations. None submitted.

Annual meeting: Scheduled for October 15, 2013 at 6pm at The Del Monte Residential Care.

OPEN FORUM/RESIDENT REQUESTS: Various member comments were heard. Unit 110 reported that although the concrete driveway was recently completed, the crack in the driveway is already back. Owner was not requesting repairs but merely informing the Board. Mr. Axt commented that he noticed that and the crack at unit 10 had also returned.

NEXT BOARD MEETING: The next board meeting shall be held September 17, 2013 at 6pm at The Del Monte Residential Care at 1229 David Avenue.

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

Respectfully submitted,



Etna Monsalve
Recorder



Glen Grossman
Secretary