



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
September 17, 2013

CALL TO ORDER: Diane Hardcastle called the meeting to order at 6:00 p.m.
Board Members present: Terry Field, Glen Grossman, Diane Hardcastle, and Lindsay Munoz.
Board members absent: Rodger Axt.
Others present: Eleven owners representing ten units.
Management present: Etna Monsalve, Thelander Management Company.

MINUTES: M/S/C: Grossman/Field/Unanimous: to adopt the minutes of the August 27, 2013 board meeting as presented.

President's Report: Ms. Hardcastle reported no additional activity than agenda items.

Financial Report: The Board reviewed the August financial reports. Mr. Field reported a small surplus for the end of the 2012-2013 fiscal year. The annual review and tax returns are underway.

Maintenance Report: tabled.

Tree Report: tabled.

Lake Report: Mr. Murai submitted a written report that algae growth has slowed and the product is showing to be successful thus far. Fountain repair is in progress to be completed by Aloha Pools. The board appointed owner Jerry Loomis to co-chair this committee.

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

Website Report: Mr. Morley reported no new activity. Owner requested July minutes.

New Resident Report: Ms. Lauritsen reported new owners in unit 26.

Community Committee: Mrs. Munoz reported that the Community Yard Sale will be under review for future years.

Rule Compliance Report: Mr. Munoz reported no violations submitted. Members reported new violations: Dogs off leash with owners of unit 58 and 13. Management is instructed to send a violation notice to these owners. All residents and owners are reminded to train dogs to not urinate on shrubs or grass.

Legal Issues/Liens: No issues.

Ad Hoc: The irrigation conversion bid request is under consideration.

Landscaping: Mr. Munoz reported that ice plant removal and replacement at unit 42 by Greenscape at a cost of \$920.00 is scheduled for October. New privacy shrubs at unit 72 at a cost of \$825.00 are underway. Request from unit 58 is tabled until January.

UNFINISHED BUSINESS:

Pedestrian gate status: tabled.

Front entrance: Ms. Hardcastle and Mrs. Murai reported that landscape architect, Kathleen Klawans Smith, presented a plant list which they inspected and determined the ones more appropriate for The Glen. M/S/C: Field/Grossman/Unanimous: to terminate the contract with Kathleen Kawans Smith and discontinue additional spending on this project. Instead, the board instructed Mr. Munoz to present the Hardcastle-Murai Plant List to the landscaper for assistance in selecting plants appropriate for sections of the entrance area of The Glen approved for the additional plantings.

Ekim Engineering report: tabled.

Dog park: M/S/C: Grossman/Field/Unanimous: to cancel this project due to lack of homeowner interest.

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.

NEW BUSINESS:

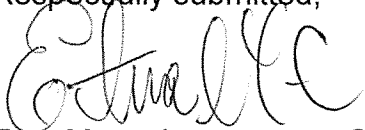
Election nominations: No nominations were submitted. There is only one candidate while there are three board positions to be filled. M/S/C: Grossman/Hardcastle/Unanimous: to dispense with the 2013 Board Election for the reason that there are less candidates than vacancies. Instead, the one candidate, Terry, will be elected automatically, by acclamation at the Annual Meeting, to fill one of the three positions. The board requested volunteers to consider for the appointment to the remaining vacancies. Stephanie Lee and Diane Haley volunteered. The board will consider these candidates for appointment and vote at the next board meeting.

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

NEXT BOARD MEETING: The next board meeting shall be held October 15, 2013 at 6pm at The Del Monte Residential Care at 1229 David Avenue.

ADJOURNMENT: There being no further business, the meeting was adjourned 7:46 pm.

Respectfully submitted,



Etna Monsalve
Recorder



Glen Grossman
Secretary