

The Glen of Pacific Grove Homeowners Association
Board of Directors Meeting Minutes
March 18, 2015

Board Members

Al Munoz-Flores	President
Terry Field	Vice President/Treasurer
Stephanie Lee	Secretary
Rick Murai	Director at Large
Connie Shelstad	Director at Large

Others Present

Tim Dillon	Access Association Services Inc.
Ten Homeowners	

Item I Called to Order

The Board of Directors meeting was called to order at 4:00 PM by President, Al Munoz-Flores.

Item II Consent Agenda

A motion was made, seconded, and unanimously approved to accept the consent agenda as presented:

- A. Minutes of the January 20, 2015 Board Meeting and February 18, 2015 Executive Session;
- B. Work Order Summary;
- C. Correspondence Summary.

Item III Action Items

- A. Connie Shelstad submitted her resignation from the Board of Directors. The Board thanked Connie for her service and accepted her resignation.

- B. Management provided information on rental restrictions. The board, management and members present, discussed how the restriction would be voted on by the homeowners to amend the CC&R's and that the proposed change to the documents would require that 75% of the homeowners must approve the ballot. Additionally, the proposed restrictions must grandfather the current members and offer a reasonable hardship provision for the board hear from owners who may request exceptions. After a lengthy discussion, the Board agreed to submit a survey to the members to determine if there is enough interest to pursue.

- C. Concrete Gutter Bids – Management provided bids from Granite Construction and Don Chapin Construction for replacing several of the concrete V gutters at costs ranging from \$28,000 to \$31,000. Ken Morley and Terry Field inspected the current V gutters and suggested that although several areas have cracks that there is no evidence of erosion. This item was tabled indefinitely.

Item IV Committee Reports

- 1. Presidents Report – Al commented on the recent vandalism in the community and wanted to remind all residents of The Glen that the entry gates and locks offer privacy not complete security. Residents should also be reminded not to leave the pedestrian gate ajar, keep it locked at all times.

Neighborhood Watch – Al has discussed his concerns with the police commander and he offered to come out to the community to help set up a neighborhood watch program for the community.

Newsletter Feedback – Al reported very positive feedback from the owners regarding the recent newsletter and the Board will consider future newsletters.

2. Financial Report Terry Field

Terry reported that for the two months of the new calendar year there is a surplus of \$363 and that there are no receivables over 30 days. Taxes for the short year have been filed and the financial review is expected in the next few weeks.

In regards to the reserve accounts, Terry made a motion to allocate the following payments from the reserve account:

- a) Masonry work in the amount of \$1,290
- b) Tree removal and trimming in the amount of \$6,830

The motion was unanimously approved.

3. Maintenance – Management reported on the following:

- a. Tree replacement documentation for City of Pacific Grove for 8 trees completed.
- b. 938 Sydia – Homeowner has installed jute and straw waddles on hillside.
- c. Good neighbor fence repair completed above garage 94/96 completed by the homeowner. Jason performed additional work on the fence to secure from the association side.
- d. Topes Tree Bid for removal and trimming at a cost of \$6,800 was unanimously approved.

4. Lake Report – Rick Murai reported that the bioverse chemical is almost out however if the contractor starts skimming the lake that he does not recommend purchasing additional chemicals. After a brief discussion, the board suggested that Rick obtain a quote from a lake/pond engineer to provide an overall assessment of the system. Rick estimated that the cost to have a report completed would be \$400 to \$800, the board unanimously voted to approve Rick to proceed with the report at a cost not to exceed \$800. Rick also requested that Aquajett start the skimming again on April 1, 2015.

5. Architectural Report – Board of Directors – The request from #88 to install a new fence was approved.

6. Website- Ken Morley – No report.

7. Betty Lauretson – Betty submitted an email report that the renters in #40 moved out and the owners are renovating and will be renting it after the remodel.

8. Community Committee – Patti reported the July 4th party will be planned in May.

9. Landscape Committee – Pat reported that the landscape shed was vandalized and a new lock installed. Overall landscape is looking good; the crew is replacing several of the small plants that did not survive, no other new requests reported.

Item V Open Forum

- Diane Hardcastle requested that the Board consider lowering the speed bumps or possibly widening them.
- Candy Pollock has been trying to find the person that is putting out bird seed for the crows in the parking area at the park.
- Rick reported someone leaving dog bags in the recycling containers. Residents should dispose of the dog bags in their trash can.

- Reports that residents are leaving the pedestrian gate ajar for easy in and out access, the gate should be locked.

Item VI Next Board of Directors Meeting

The Board of Directors meeting is scheduled for April 15, 2015 at 4:00 PM at the Forest Grove clubhouse.

Item VII Adjournment

There being no further business before the Board of Directors the meeting adjourned at 5:15 PM.