

The Glen of Pacific Grove Homeowners Association  
Board of Directors Meeting Minutes  
May 20, 2015

**Board Members**

Al Munoz-Flores            President  
Terry Field                Vice President/Treasurer (Absent)  
Stephanie Lee             Secretary  
Candy Pollock            Director at Large

**Others Present**

Tim Dillon                Access Association Services Inc.  
Three 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 April 15, 2015 Board Meeting;
- B. Work Order Summary;
- C. Correspondence Summary.

**Item III            Action Items**

- 1. Painting Bids – Management provided the best and final painting bids from three contractors for the Board to review. The bids were revised to include a single coat and painting of all previously painted surfaces including the entry gates, light poles, mailbox kiosk, bridge, roof vents and jacks and wrought iron fences and excluding metal garage doors.

McLaughlin Painting	\$109,225
Empire	\$118,939
Ekim Painting	\$157,000

A lengthy discussion ensued regarding the bids and after debating the qualifications of all three, a motion was made, seconded and unanimously approved to hire Empire Painting for the project to be scheduled in August or September 2015.

**Item IV            Committee Reports**

- A. Presidents Report – Al commented on the deer on the back hillside being aggressive due to the presence of a fawn, and advised everyone to be watchful.
- B. Financial Report Terry Field  
Terry reported earlier in the month that the financials looked fine and asked management to follow up on three homes that are past due two months on the assessment.
- C. Maintenance – Management – No open items to report.

D. Lake Report – Stephanie Lee

- Stephanie reported that Aqua-Jett was onsite today starting the lake skimming and requested that they pick up trash along the banks while onsite. Also asked if John can be better with communicating when they will be onsite.
- Stephanie and Al were present when Dirk Rohloff from Pacific Water Art was onsite for the lake review. Both commented on Dirk's knowledge of the system and expect the written report shortly.
- The filter for the lake pump should be cleaned at least monthly, manager will check with Aloha Pool who was the last contractor.
- Dredging the area by the inlet was discussed and according to Dirk, he believes it is probably not necessary.
- The written report from Dirk will include his recommendations for the algae control.

E. Architectural Report – Board of Directors – No requests submitted.

F. Website- Ken Morley – Ken commented on the renewal for the website domain through Network Solutions. Ken agreed to renew the site for a five year period at a cost of \$184.95 and have the association reimburse him for the cost. Ken will also give authorization to Al and management as contacts for the association.

G. Betty Lauretson – Betty submitted the following report;

- Betty welcomed the new tenant into Unit 108 two days ago. She has a landline but couldn't remember the number last night when I spoke to her. I will be putting her name up at the gate when she gets the phone squared away and will provide you all with an updated directory then.

H. Community Committee – No report given.

I. Landscape Committee – Pat Bradley

- Pat reported that the tree work has been completed and questioned if the tree replacement requirements could be held off and planted in the fall/winter due to the drought.
- Jose reported that many of the new plants are dying due to dogs. Letters will be sent to dog owners not to allow the dogs on the plants.
- Discussion about getting bids on installing synthetic lawn to further reduce water, manager will obtain a quote from Monterey Synthetic Turf for the next meeting.
- Several owners commented that the stumps left after the recent tree removals should have been cut closer to the ground. Additionally, the deadwood was not cleaned from the trees as indicated by Andy Topes during the walkthrough. Manager will follow up with Topes.

**Item V Open Forum**

- Fay Morley reported that the redwood tree that had to be removed was showing new growth.
- Ask Jason to look at the vault cover and suggest repair or replacement.

**Item VI Next Board of Directors Meeting**

The Board of Directors meeting is scheduled for June 17, 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 5:05 PM.