

**The Glen of Pacific Grove Homeowners Association
Board of Directors Meeting Minutes
June 17, 2015**

Board Members

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

Others Present

Tim Dillon	Access Association Services Inc.
Tanya Morgan	Access Association Services Inc.
Jeffrie Price	Owner #11
Pat Bradley	Owner #16
Faye Morley	Owner #86
Ken Morley	Owner #86
Andi Carr	Owner #92

Item I Called to Order

The Board of Directors meeting was called to order at 4:00 PM by Vice President, Terry Field.

Item II Consent Agenda

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

- A. Minutes of the May 20, 2015 Board Meeting;
- B. Work Order Summary;
- C. Correspondence Summary.

Item III Action Items

- A. Aloha Pool Bid for cleaning of filter for Lake Pump - Terry will speak with Bob Blade of Aloha Pool and ask him to respond to Management requests for bid. Management will follow up with Aloha Pool to obtain a bid for next meeting.
- B. Jason – Vault Cover Repair or Replace – The Board reviewed the bid. Bid was not approved. The Board determined that the temporary cover should be removed and the cover should be painted in the upcoming painting project.
- C. Monterey Synthetic Turf Bid – Discussion tabled until July 15th meeting.
- D. California American Water- Testing of Backflow Assembly – Approved.
- E. Allied Trustee Contract – Approved.

Item IV Committee Reports

- A. Presidents Report – No Report – Al absent.
- B. Financial Report - Terry Field
 - Terry gave a report on the financial status of the Association for the period ending May 31, 2015.
 - According to Aged Receivable Report, 3 units were past due. Terry will contact the homeowners prior to further action. If unit owners fail to make arrangement for payment, Terry will notify management. Management will forward to Allied Trustee for follow up.
- C. Maintenance Report – Management – No open items to report.
 - Association Report was reviewed and approved.
 - A discussion followed that the gate may not be working properly. It was reported that gate was stuck in an open position. Board members will check and confirm if the gate is functioning properly and will advise management if further action is needed.
- D. Lake Report – Stephanie Lee
 - A discussion ensued regarding continuing to contract with Aqua-Jett. John is not responding as agreed and has not kept previously scheduled appointments. However, he has agreed to clean the baskets if the Board continues to use his services.
 - It was agreed to continue to use Aqua-Jett services for an additional 3 months.

- Management was directed to investigate the use of a boat to access more of the algae growth for removal.
 - Stephanie expressed concerns regarding the proposal made by Dirk Rohloff from Pacific Water Art regarding the lake review. Inconsistencies were noted in his verbal recommendations while on-site with those in his written report, concerning the dredging of the area by the inlet. Also there were inconsistencies in the recommendations for the algae control and the supplementation to the existing fish population. Management will contact Dirk for further explanation of recommendations.
 - Terry will contact Aloha Pools and additional contacts prior to the next meeting to request additional recommendations.
- E. Architectural Report – Board of Directors – No requests submitted.
- F. Website- Ken Morley – Confirmed that email correspondence does not need consent form.
- G. New Resident Report -Betty Lauretson – Betty provided an email report welcoming the residents of Unit 84 and Unit 96.
- H. Community Committee
- A discussion ensued regarding the upcoming painting project. Empire Painting was previously approved to begin work in September or October.
 - It was recommended that ivy on the lattice work be removed by the homeowner prior to the start of the painting project. A Neighborhood Notice will be distributed.
 - Candy and Stephanie volunteered to coordinate the paint colors and selection of the color for the front doors.
- I. Landscape Committee – Pat Bradley
- Discussion of installing synthetic lawn bid from Monterey Synthetic Turf was postponed until July 15th meeting.
 - Management viewed the stumps and confirmed that they had been cut closer to ground level and the dead wood debris had been removed.
 - Pat reported that the landscaper has cleared up the tree debris and weeds and the area looks good.
 - A discussion ensued about the fencing at the property line at the rear of the property. Some of the fences are not in good condition. It has not been determined if the fences are on Association property.

Item V Open Forum

- An Association Garage Sale was proposed for August 29th from 8:00 am to 12:00 pm.
- Flyer will be sent by Ken via email for July 4th picnic. RSVP by June 30.
- Since there will be a new trash collection company effective August 1st, Candy questioned the exchange of yard waste cans between Waste Management and the new carrier. It was confirmed by the Board that there will be a can for can trade.

Item VI Next Board of Directors Meeting

The Board of Directors meeting is scheduled for July 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 4:57 PM.