

The Glen of Pacific Grove Homeowners Association
Board of Directors Meeting Minutes
July 15, 2015

Board Members

Al Munoz-Flores	President
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.
Sheila Munoz-Flores	Owner #13
Pat Bradley	Owner #16
Lindsay Munoz	Owner #72
Faye Morley	Owner #86
Ken Morley	Owner #86
Ann Elkin	Owner #92
Peter Hashim	Owner #92

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 June 17, 2015 Board Meeting;
- B. Work Order Summary;
- C. Correspondence Summary.

Item III Action Items

- A. Aloha Pool Bid for cleaning of the filter for the lake pump was tabled until a future date pending the results of the work performed by Aqua Jett.
- B. Monterey Synthetic Turf Bid – was reviewed and not approved. Drought tolerant plants may be considered at a future date in the proposed area.
- C. Painting Project – Empire Works Schedule of Work and homeowner notices were reviewed. Management reported that a representative from Empire Works will attend the August 19 meeting to answer any questions and discuss the scheduling of work. Anticipated dates for the painting project will be early September through October.
- D. Gutter cleaning bids from AR Gutter and Commercial Gutter were reviewed. A motion was made, seconded and unanimously approved to accept the bid from Commercial Gutter. Management will schedule for November/December.
- E. The Board discussed the possibility of replacing the carriage lights with a standard size and shape to possibly be installed prior to the painting project. Management will research lighting from Home Depot and Lowes for pricing.

Item IV Committee Reports

- A. Presidents Report – Albert Munoz Flores
 - Al reported on an incident in which a bat entered his home late at night. He was very happy with the assistance that he received from Access concerning the removal of the bat.
- B. Financial Report - Terry Field
 - Terry gave a report on the financial status of the Association for the period ending June 30, 2015. The operating account is at a \$7800 surplus at this time. The average surplus over the last 6 months has been \$7000 to \$10,000.
- C. Maintenance Report – Management
 - Jason replaced the light at the kiosk.

D. Lake Report – Stephanie Lee

- Management reported on the meeting with John from Aqua Jett and Al Munoz-Flores that was held prior to the Board meeting.
 - John will have a crew on site on Thursday July 16 to begin algae removal via a plastic chain with weights, across the lake.
 - John will begin removal of the algae followed by removal of the silt.
 - The algae will be allowed to dry for four days along the bank before removal to the trash containers.
 - John will explore using an inflatable boat. He will check on pricing of a boat and costs for building a storage container for the boat and will present a bid.
 - John will have a crew on-site every first and fourth Thursday of the month, with the exception of months that have five weeks. In that case it will be the second and third Thursday of the month.
 - John will also provide a bid for cleaning rust and maintaining the pump and vault.
 - Management will document today's meeting with John and send to John as a Letter of Agreement for Services.
 - Management will ask John to reposition the rocks that have fallen in the lake.
- At the last meeting, 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. Pacific Water Art's invoice for these services has been received by Management. A discussion among Board members concerning the report resulted in payment of the Pacific Water Art invoice being withheld until further contact has been made with Dirk. Al will contact Dirk stating the Board's concerns about the report provided by Pacific Water Art, and request additional information concerning the lake before authorizing payment of invoice.
- The Board discussed the location of the intake at the lake. It is located to the right of the fountain just below the level of the water line, across from the entrance gate and to the left.
- Management has contacted several other pool/pond companies for bids on algae cleaning and maintenance. Oasis Construction and Quillici Landscaping will be coming to evaluate and provide a recommendation and bid. Management also attempted contact with Monterey Bay Aquarium intern program to see if they had interest in inspecting and possible clean up of the lake.

E. Architectural Report – none

F. Website- Ken Morley – none

G. New Resident Report -Betty Lauretson – none. Unit 23 is now owner occupied and no longer a rental.

H. Community Committee – Lindsay Munoz

- Candy and Stephanie will meet to coordinate the selection of the paint color for the front doors.
- A discussion ensued regarding the transition of waste collection companies from Waste Management to Green Waste Recovery and the sizes of recycling containers. Green Waste has provided 64 gallon containers in place of the 32 gallon containers provided by Waste Management. The 64 gallon receptacle is too large to be stored by some homeowners. The Board has made contact with Green Waste and The City of Pacific Grove and are awaiting a resolution. Ken Morley will write a memo concerning the recycle containers and Waste Management's recommendations. He will post to the website.
- Lindsay reported that the 4th of July BBQ was a success, with 38 people attending.
- Also reported was the upcoming Association Garage Sale schedule for August 29, 8:00 am to 12:00 pm. Candy will open the gate. Flyers will be posted to homeowners doors on August 7 and left up for three days, and then removed, if they are not picked up. Advertising for the event will be on Craig's List, The Herald, on neighboring utility poles and on a military website, not named.

I. Landscape Committee – Pat Bradley

- Pat reported that Jose has repaired all sprinkler issues.

- Jose will submit a bid for a drip irrigation system.
- It was recommended that an El Nino Plan be discussed and implemented in the event that recent news forecasts concerning the coming winter predictions occur. Recommendations included meeting with the landscape contractor prior to the winter season, use of straw waddles and asking Jason to walk the property prior to a storm checking on gutters, etc was discussed.
- Gate access by cell phone outside of the 831 area code was discussed. Management will call CCOI again regarding this access.

Item VI Next Board of Directors Meeting

The Board of Directors meeting is scheduled for August 19, 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 4:56 PM.