

The Glen of Pacific Grove Homeowners Association
Board of Directors Meeting Minutes
August 19, 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.
Pat Bradley	Owner #16
Arkady Godin	Owner #38
Marce Grossman	Owner #42
Glen Grossman	Owner #42
Diane Hardcastle	Owner #65
Faye Morley	Owner #86
Ken Morley	Owner #86

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 with two corrections to the June 17, 2015 Minutes: Gutter Cleaning shall be charged to Reserves, Financial Report should state there has been a surplus of \$7600 for the past six months.

- A. Minutes of the July 15, 2015 Board Meeting;
- B. Work Order Summary;
- C. Correspondence Summary.
- D. Architectural Request – Unit 76 request to construct green house in back yard for use in growing orchids. The Board denied the request until such time as they can meet with the homeowner to view the proposed location of the green house.

Item III Action Items

- A. A discussion ensued regarding the effectiveness and work performance of Aqua Jett. It was determined that the Board is not satisfied with the results that are being achieved by Aqua Jett in algae and silt removal of the lake/pond. Management will meet with John Jett to address the Board's dissatisfaction.
- B. Painting Project – Management reported that Notice was sent to all homeowners regarding the Paint Schedule. A revised Door Painting Spreadsheet was presented for Board Review. It was determined that Painting Project storage containers and equipment may be placed across from Units 58 and 59.
- C. The Board reviewed possible options for carriage light replacement. It was determined that there is not enough time to complete the project prior to the start of the painting project. Carriage Light replacement was tabled to a later date.
- D. The homeowner of Unit 65, Diane Hardcastle presented concerns regarding a drainage issue resulting from piping located at 2892 Ransford. Management reported that contact had been made with The City of Pacific Grove Code Enforcement Officer and that steps will be taken by the City to contact the homeowner of the Ransford property to seek resolution.

Item IV Committee Reports

- A. Presidents Report – Albert Munoz Flores
 - Al recommended that the Board take precautions for Disaster Preparedness in the event that the anticipated El Nino winter weather occur. Management presented alternative sand bag options.

- B. Financial Report - Terry Field
 - Terry gave a report on the financial status of the Association for the period ending July 31, 2015. It is anticipated that there will be a \$10k to \$12k surplus in reserves by the end of the year. The Reserve Study Report will be available at the next meeting.
- C. Maintenance Report – Management
 - Management reported on conversations with David at Oasis Construction regarding the recommendation of non-toxic chemical usage and ultra sound equipment for the removal of algae in the lake/pond. Management also reported on subsequent attempts to reach David at Oasis Construction for written bid and recommendation for algae and silt removal. Board requested additional information from Oasis.
- D. Lake Report – Stephanie Lee – The Board requested that Management continue to research alternative sources for algae and silt removal.
- E. Architectural Report – none
- F. Website- Ken Morley – none
- G. New Resident Report -Betty Lauretson – none.
- H. Community Committee – Lindsay Munoz – none.
- I. Landscape Committee – Pat Bradley
 - Jose has been notified of Painting Project Schedule to adjust irrigation as necessary.

Item V Open Forum

A lengthy discussion ensued concerning the Board and Management involvement in a dispute between the Owners of Unit 40 and Unit 42 concerning a hole in the garage of Unit 40 allowing entry and subsequent damage to Unit 42. Management will send a first letter for immediate action to resolve the issue to the homeowner of Unit 40.

Item VI Next Board of Directors Meeting

The Board of Directors meeting is scheduled for September 16, 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 5:18 PM.