

The Glen of Pacific Grove Homeowners Association  
Board of Directors Meeting Minutes  
October 14, 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
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.

**Item II            Consent Agenda**

A motion was made, seconded, and carried to accept the consent agenda.

- A. Minutes of the September 16, 2015 Board Meeting – The Board requested that the "Draft" watermark of the minutes from May thru September be removed and sent to Ken Morley for uploading to the website.
- B. Work Order Summary
- C. Correspondence Summary

**Item III           Action Items**

- A. Lake/Pond Bids- Management reported that K2 Industrial Services trucking company was not interested in submitting a "not to exceed" bid to Quilici Gardening for silt removal. The Board agreed to offer a \$5,000 increase to K2 Industrial Services. The Board approved a "not to exceed" of \$43,000 to be presented to Quilici Gardening. Management will present this information to Randy Quilici. Management reported that Quilici Gardening will provide an alternative method of silt removal. Management will be meeting with Pacific Underground Trucking following the meeting for an alternative bid.
- B. Painting Project – The Board expressed concern about the painting project schedule and notices being posted to update homeowners. Management will discuss these concerns with Empire and will schedule a mid way walk thru to address individual homeowner concerns.
- C. Rodent Abatement – Central Coast Exterminators have placed bait stations throughout the Association. Some residents have expressed concern about the effects of the bait stations on domestic animals. These concerns were addressed by management. Management will address individual homeowner concerns and provide notice of future Association maintenance.

**Item IV           Committee Reports**

- A. Presidents Report – Albert Munoz Flores – Al discussed the importance of preparation for the upcoming El Nino weather. A discussion followed regarding the possible need for individual flood insurance. The Board discussed contracting with Jason or one of the landscapers to take a proactive role in monitoring and being available for repairs in the event of storm damage. Management will contact Jason.
- B. Financial Report - Terry Field
  - Period Ending September 30, 2015 – It is anticipated that there will be a surplus for the year of \$11,449 in the Operating Account. The 2016 Budget has been approved. It was noted that dues have not increased in a number of years.
- C. Maintenance Report – Management
  - Management reported that A & R Plumbing will be on site with Jason on October 26 to hydro jet drains that were noted for clean out during a recent site inspection. Management will provide notice of hydro jetting.

- D. Lake Report – Stephanie Lee – The Board discussed that time is of the essence in locating a silt removal solution prior to the rainy season beginning.
- E. Architectural Report – none
- F. Website- Ken Morley – no report. The Board requested that the list of Board members and directors be updated.
- G. New Resident Report -Betty Lauretson – report was received by email that 23 Glen Lake is now a rental unit.
- H. Community Committee – Lindsay Munoz – none.
- I. Landscape Committee – Pat Bradley
  - Pat requested and the Board approved increasing the landscapers holiday gift to \$100 each.

**Item V            Open Forum**

- A homeowner reported that the eucalyptus trees need to be trimmed. Management will contact Topes Tree Service.
- Candy reported that a visitor to the Association approached her about a movie being filmed on the property. After a brief discussion, the Board decided that they are not interested in following up with the project.
- Management received a request from the homeowner at Unit 56 requesting that the guest parking area near her unit not be used by vendors for upcoming Association projects.

**Item VI            Next Board of Directors Meeting**

The Board of Directors meeting is scheduled for November 11, 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 5:00 PM.