

The Glen of Pacific Grove Homeowners Association  
Board of Directors Meeting Minutes  
November 11, 2015

**Board Members**

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

**Others Present**

Tim Dillon	Access Association Services Inc.
Tanya Morgan	Access Association Services Inc.
Pat Bradley	Owner #16
Linda Bell	Owner #36
Arkady Godin	Owner #38
Ludmila Kobina	Owner #38

**Item I Called to Order**

The Board of Directors meeting was called to order at 4:05 PM.

**Item II Consent Agenda**

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

- A. Minutes of the October 15, 2015 Board Meeting.
- B. Work Order Summary
- C. Correspondence Summary

**Item III Action Items**

- A. Lake/Pond Bids- Management reported that Quilici Gardening is working on an alternative to the silt removal with Sediment Removal Solutions of Michigan. Further research is being done by Quilici for sediment removal tubes and their placement. Management met on site with Pacific Underground Trucking. No bid was received. Tabled to the next meeting.
- B. Aloha Pool Proposal for Additional Work/Quarterly Maintenance – A motion was made, seconded and carried to approve.
- C. Painting Project – Management provided the updated Empire Works Door Painting Schedule. The Board requests additional bids for the dry rot repair portion of the project to be discussed at the next meeting.
- D. Eucalyptus Tree trimming bid- A bid from Topes Trees was reviewed. Additional bids were requested for the next meeting.

**Item IV Committee Reports**

- A. Presidents Report – Albert Munoz Flores – Al noted that the drains and gutters had been cleaned prior to the beginning of the anticipated El-Nino winter weather.
- B. Financial Report - Terry Field
  - Period Ending October 31, 2015 – It is anticipated that there will be a surplus for the year of \$12,962 in the Operating Account. Gutter cleaning expense should be charged to Reserves. Drain work should be charged to Operating. Reimbursement to Terry for the retaining wall behind Unit 71 of \$1100 was approved by a motion, seconded and carried by the Board.
- C. Maintenance Report – Management
  - Management reported that concrete repair work at Unit 11 and Unit 13 resulting from an irrigation leak will not match the existing concrete when complete. A motion was made, seconded and carried for Tomas Mata Masonry to complete the concrete work.
- D. Lake Report – Stephanie Lee – none
- E. Architectural Report – none
- F. Website- Ken Morley – none
- G. New Resident Report - none
- H. Community Committee – none
- I. Landscape Committee – Pat Bradley
  - Pat requested that the health of the pine trees in the Association be evaluated in the bid for the Eucalyptus tree trimming.

**Item V      Open Forum**

- It was reported that the renters at Unit 58 added additional lattice work to the exterior of the unit without prior Architectural approval. The Board approved the addition of the lattice as long as it is painted the same color as the existing lattice. Management will send a letter and Architectural form to the homeowner.
- Three homeowners reported individual concerns with the painting project at their units. Management will follow up with Empire Works to resolve the issues.

**Item VI      Next Board of Directors Meeting**

The Board of Directors meeting is scheduled for December 9, 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.