

The Glen of Pacific Grove Homeowners Association
Board of Directors Meeting Minutes
May 18, 2016

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.
Patti Munoz	Community Committee

Item I Call 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 carried to accept the Consent Agenda:

- A. Minutes of the April 13, 2016 Board Meeting
- B. Work Order Summary
- C. Correspondence Summary

Item III Action Items

- A. Lake/Pond Update – Randy Quilici provided an estimate for the restoration of the pond, utilizing a company for underwater pumping of the sediment into a storage system that will filter back to the lake. Total cost for the proposal was \$88,500. The board voted unanimously against this method. An additional bid from A&D Landscape was presented for a one time clean up of the current algae at a cost of \$3,500 and a monthly maintenance contract for algae removal at a cost of \$450 monthly. A motion was made by Stephanie, seconded by Terry to approve both A&D bids and for them to start immediately.
- B. Dry Rot/ Painting Update – Management requested a punch list from Empire before signing off on the dry rot and painting projects. The broken vents will be replaced and painted by Jason.
- C. Old/Other Business
 - Stephanie provided photos of two possible replacement fixtures for the exterior lighting; Management will obtain estimates for the square carriage light fixture.

Item IV Committee Reports

- A. Presidents Report – Al commented that with the paint and dry rot projects completed, the place looks great. Al also thanked Dick Nutter and Stephanie for taking on the tree issues.
- B. Financial Report – Terry Field
 - For the four months ending April 30, 2016 the association has a surplus of \$1,274.
 - Expenses over-budget for repairs may continue as more costs for lake maintenance.
 - Reserve study will be update and there may be a small budget increase.
- C. Maintenance Report – Management – See action items above.
- D. Lake Report – Stephanie Lee – Discussed in action items.
- E. Architectural Report – None.
- F. Website – Ken Morley – Ken reported that he will be selling and moving by October 2016 and will need to have a volunteer to take over the website. Al stated that Neil Shea may be interested.
- G. New Resident Report – Betty sent her report via email.
- H. Community Committee – Patti reported that the garage sale will be tentatively set for August 6, 2016 and the 4th of July party will start preparations in June, posting notices and asking for volunteers.
- I. Landscape & Trees Committee – Stephanie Lee – Topes Tree is finishing the tree work; Management has requested photo documentation, from Greg, for the replacement trees required by the permit. Stephanie believes that we may have to replace 40 trees but is unsure about the required size. Management provided samples of inventory reports from consulting arborist, Nigel Belton, and similar inventory from Lewis Tree.

Item V Open Forum

One question about the red door color was addressed.

Item VI Next Board of Directors Meeting

The Board of Directors Meeting is scheduled for June 15, 2016 at 4:00 PM at the Forest Grove Clubhouse.

Item VII Adjournment

There being no further business before the board, the meeting adjourned at 4:55 PM.