

**The Glen of Pacific Grove Homeowners Association  
Board of Directors Meeting Minutes  
August 10, 2016**

**Board Members**

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

**Others Present**

Tim Dillon	Access Association Services Inc.
Five Homeowners	

**Item I Call to Order**

The Board of Directors Meeting was called to order at 4:09 PM by President Al Munoz-Flores.

**Item II Consent Agenda**

A motion was made, seconded and unanimously approved to accept the Consent Agenda as follows:

- A. Minutes of the June 15, 2016 Board Meeting
- B. Work Order Summary & Correspondence Summary
- C. Unit 21 drainage bid was unanimously approved at \$935.00, Greenscapes will schedule the project.

**Item III Action Items**

- A. Management reported that PSTS scheduled the sediment removal for Friday, August 12, 2016.
- B. Discussion of Tree Maintenance/Inventory was tabled for a future meeting.

**Item IV Committee Reports**

- A. President's Report – Nothing to report other than there seems to be areas of trash and debris not picked up by the landscape crew. Specifically, the uphill side of Unit #59 has had plastic and litter for several weeks.
- B. Financial Report – The financials for period ending July 31, 2016 were reviewed. Terry Field reported that the landscape payment was not on the July financials; allowing for that expense there is still a surplus in operating of \$6,418 for the seven months ending in July. Terry will start reviewing the Budget Proforma for the next meeting but does not think an increase will be necessary.
- C. Maintenance Report – Management – No report.
- D. Lake Report – In Stephanie's absence; a brief discussion of the PSTS sediment removal was discussed and the notice was emailed to all residents.
- E. Architectural Report – No report.
- F. Website – Ken Morley reported that Neil has taken over as Webmaster.
- G. New Resident Report – Received via email; Betty reported no activity.
- H. Community Committee – The garage sale has been placed on hold; the committee may reconsider for next spring. Patti also suggested that the board consider starting a free library; based on the internet information, Jason could possibly build the unit.
- I. Landscape & Trees Committee – No report.

**Item V Open Forum**

- Arkady Godkin & Ludmila Kobrina presented a detailed request for landscaping and improvements around their unit after meeting with Terry, Candy and Jose last week. Terry

confirmed that, while stepping in to help Stephanie with landscape, they agreed to add two matching wood planters with plants, similar to others in the complex, at the front entry at the association's expense. Any other landscape will be at the unit owner's expense and must go through architectural review.

- Marcie from Unit #42 reported that the weeds behind the unit were as tall as the railing and that Unit #44 has weeds growing through the hedge. Additionally, the front yard is dead and the water is not set correctly. The rosemary plants installed in April look horrible, the Unit #40 rear yard is not maintained, the tree in front of Unit #42 is dying and her yard and the neighbor's yard need attention.
- Glen from Unit #42 had a few suggestions for the board to consider:
  - Suggests that the board move Open Forum to Item III on the agenda.
  - Notify residents via email when work is pending in the complex.
  - Plant flowers along Piedmont Avenue.
  - Replace the tennis court net.
  - Notify all residents of the guest parking policy and fine continued violators.

#### **Item VI      Next Board of Directors Meeting**

The Board of Directors Meeting is scheduled for September 21, 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 5:05 PM.