

**The Glen of Pacific Grove Homeowners Association
Board of Directors Meeting Minutes
August 9, 2017**

Board Members

Stephanie Lee	President	Lindsay Munoz	Secretary
Candace Pollock	Vice President	Janine O'Brien	Director
Terry Field	Treasurer		

Others Present

Dina South Access Association Services Inc.
7 homeowners

Item I Call to Order

The Board of Directors Meeting was called to order at 4:00 PM by President Stephanie Lee.

Item II Open Forum

- Fourth of July picnic was terrific and it was suggested that the association have a Christmas party.

Item III Consent Agenda

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

- A. Minutes of the June 28, 2017 & July 12, 2017 Board Meetings
- B. Correspondence & Work Order Summaries

Item IV Action Items

A. Old/Other Business

- Demo Driveway Units 11, 13 & 38 – Motion was made, seconded and carried to approve Mike Harvey's Concrete and Asphalt to remove and replace the existing driveways to match in the amount of \$5,200.00. Unit 38 will not be addressed at this time.
- Purchase New Boat for Pond Cleaning – Tabled. The board discussed looking into the option of purchasing a metal rowboat that can be stored behind the shed.
- Weed Issue, Discussion on the Possibility of getting Goats for Abatement – It was decided that this option will not work for the association and we will continue with weed whacking.
- Approval of the 2017 Reserve Study – Study has been completed and approved.
- Tree Trunk Removal at Tennis Courts – Tabled pending additional bids.
- Tree Roots in Patio of Unit 92 – Tabled pending additional bids.
- Prune Pink Tea Tree inside Unit 110 Patio – Tabled; pending additional bids.
- Remove Dead Tree Limb, Prune Branches over Roof Unit 59 – Tabled; pending additional bids.
- Remove Tree between Units 102 & 104 – Tabled; pending additional bids.
- Gutter Cleaning – Tabled to the October meeting.

Item V Committee Reports

- A. President's Report – Stephanie noted that the lattice and gate separating Units 16 & 26 are considered common ground and are to be maintained by the association as it is accessible for the work men to go through. Dick Nutter attend the meeting to discuss the use of Round Up as he was with the Agriculture Committee for 30 years. He reported that the amount that is used is diluted and not harmful. He confirmed with the Ag Commissioner's office regarding its use and they have not had any reports of injury associated with the use of Round Up. Based on this, it is recommended that the issue be put to rest.
- B. Financial Report for July 2017– Terry reviewed and approved the July financials. We are currently 98.5% funded and there is a possibility that there will be an increase in 2018 due to landscaping and lake maintenance costs.
 - Blanket Authorization to Record Notice of Delinquent Assessments – None at this time.
- C. Maintenance Report – Details of the Work Order & Correspondence Summaries reviewed.
- D. Lake Report – The first application of Phosphis was applied to the lake to contain the bacteria to treat the algae. It was also reported that it is not recommended to have fish in the lake.

- E. Architectural Report – No report. Terry reported that he could not find the form on the website home page. Neil will be contacted to add it.
- F. Website – Neil Shea – No report.
- G. New Resident Report – Betty – Received report from Betty there are new owners in Unit 44 that she has welcomed. She finally connected with Candi and Len Torres and their daughter Adriana who are renting Unit 96 but still has not met the new tenants in Unit 5 after three visits but has left a note on their front door. Betty also provided an updated resident directory with new residents. Thank you Betty for all of the work you are doing.
- H. Community Committee – Patti – The garage sale will be held on September 2, 2017 from 8:00 – 12:00 pm. Advertisements will be placed with various sources.
- I. Landscape Report – Candy – We will need to budget accordingly for irrigation repairs in 2018, due to the damage that the tree roots have caused and the weed abatement and new plantings. Currently there is a lot going on with irrigation repairs. Irrigation labels need to be applied to the irrigation sensors, Jason Post can complete the work. Greenscapes is proposing an increase effective January 1, 2018 from \$3,442.00 to \$4,530.00. Management instructed to get new bids for service. There will be root issues that will need to be addressed soon.

Item VI Next Meeting Date

Wednesday, September 20, 2017 at 4:00 PM at the Forest Grove HOA Clubhouse.

Item VII Adjournment

There being no further business before the board, the meeting adjourned at 5:40 PM.