

The Glen of Pacific Grove Homeowners Association
24571 Silver Cloud Court Suite 101
Monterey, CA 93940
(831) 647-2442

Minutes
Board of Directors Meeting

The Board of Directors Meeting was held on June 20, 2018 at The Church of God, 1023 David Ave, Pacific Grove, CA. Stephanie Lee, President, called the meeting to order at 4:00 pm and a quorum was established.

The following Board members were present:

Stephanie Lee
Candy Pollock
Lindsay Munoz
Terry Field
Janine O'Brien

Regency Management Group:

Carolyn Donaway
Jeff DeMers
Liane Cunningham
Shawn Hall

Members Present:

Patti Munoz
Marcie Grossman
Glen Grossman
Diane Hardcastle

Board of Director Resignation

Candace Pollock resigned from the Glen of Pacific Grove Board of Directors effective July 1, 2018 due to the pending sale of her unit. Stephanie Lee accepted the resignation and the Board wished Candace and her husband all the best in the future.

Officer Reports

President Report – Stephanie Lee, President

Stephanie updated the Board and members present on various ongoing maintenance issues within the community, specifically the seagull issue.

Secretary Report – Lindsay Munoz, Secretary

Lindsay Munoz asked for comments on the Board meeting minutes from May 15, 2018. The Board approved the minutes as written.

Motion: Candy Pollock moved approval of the minutes from March 21, 2018, as written. Terry Field seconded the motion. Motion carried.

Treasurer Report – Terry Field, Treasurer

Terry Field reported a surplus for May of \$181 and \$1,490 for the five (5) months ending May 31, 2018. Savings realized from the new insurance policy was discussed along with a review of the current financial statements.

Property Report

Jeff DeMers updated the Board on the items in which he has been involved over the past month.

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Lake Algae Control - At this time, the algae in the lake needs cleanup and has been made worse by the failure of the lake pump. Aquatic Environments will begin the cleanup on Friday, June 22nd and the work should be completed by Saturday, June 23rd.

Power Washing Stained Asphalt – Regency has attempted to clean the roadway of rust stains, however after trying a variety of cleaners and chemicals nothing cleaned the asphalt to an acceptable standard. As a result, we suggest checking the drainage in this area on an annual basis and/or drain as needed. We may be able to paint the area using the correct paint for asphalt application or the issue can be addressed with the next seal coat. The asphalt should be seal coated within a year, but no longer than two (2) years.

Seagull Abatement – Regency continues to install spikes and bird deterrents on the roofs within the community as needed. This has helped the issue but hasn't cured the problem. Candy Pollock met with David Lindenthal-Cox, Master Falconer for advice on solving the seagull problem. He provided the following options for consideration:

Option #1 – Four (4) one (1) hour visits per day until it is determined the gulls are no longer making the Glen's lake their rest stop. Start with a two (2) week trial period where the time of day for visits would vary. This will keep the gulls on edge not knowing when the raptors will be present. These visits would be at the rate of \$75.00 per hour.

Option #2 – Two (2) two (2) hour visits, one (1) in the morning and another in the afternoon until it is determined the gulls are no longer making the Glen's lake their rest stop. A two (2) week trial period varying the time of day that visits are made. These visits would be at the rate of \$65.00 per hour.

In both options a trained and insured falconer would walk the premises with a bird of prey to harass and haze the gulls to pressure them to leave.

Motion: Terry Field moved approval to accept Option #1 of the Falconer's quote. Lindsay Munoz seconded the motion. Motion carried.

Roofing Issues – Regency investigated an issue with the roof at unit #72. There is a small overhang in the front of the home which has a design flaw. To correct the issues, counter flashing will need to be installed and a minor repair/adjustment of the gutter. This will be done by Regency in 2-3 hours plus material. The Board approved the repair.

Unfinished Business

Property Survey/Tree/Bush Issue – In the past several weeks, Regency has been in contact with the City of Pacific Grove regarding an issue between the Glen and the neighboring homes. Regency has attempted to obtain a survey map from the City to determine if the area in question belongs to the Glen, however the City has been less than helpful. Candy provided a map which she had enlarged to help with the situation and provided the name of a survey company which may or may not be of help. The Board reviewed the map and discussed this issue at length to determine if the Glen should trim or remove trees on the property in question if they aren't sure the property belongs to them. Until this is resolved, the landscapers have been weed eating in and around this area and Regency will contact the survey company for any additional information they may be able to provide. This discussion also brought up the need to trim the bushes on Piedmont Avenue. This property belongs to the City of Pacific Grove and Regency will contact them regarding the trimming.

New Business

Speeding within the Glen – A neighbor outside of the Glen entrance has requested the Board ask the residents of The Glen to slow down when approaching the complex. Many residents are speeding in this area. The Board requested this item being included in the next newsletter and asked Regency to contact the neighbor to let them know of the Board's decision and to remind them they should contact the City of Pacific Grove with speeding complaints.

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Roadway Speed Limit Re-Paint – The Board asked Regency to provide a cost to repaint the speed limit on the roadways at the next meeting.

Lake Pump Replacement – The lake pump failed which exacerbated the lake algae issue. The sump pump had to be replaced and the circulation pump had to be repaired, and both Aloha Pools and A&R Plumbing recommended strapping the pump for better stability. The cost to replace the pump was \$4,070.00 and the additional cost for strapping is \$500.00.

Motion: Terry Field moved approval to ratify the Board’s decision to replace the lake pump and to approve the additional cost of strapping the pump. Candy Pollock seconded the motion. Motion carried.

Committee Reports

Architectural/Design Review – Board of Directors

Architectural Change Applications:

None

The Board accepted all written committee reports from the committee chairs or members.

Board Member Comments

None

Open Session for Members

The members present had concerns about landscaping; tree and bush trimming, round up spraying issues and weed control and parking issues, gate remote problems and infraction issues concerning dogs barking. The members also asked for a newsletter to help with better communication.

Items for the Next Meeting

Roadway Speed Limit Re-Paint

The next Board meeting will be held on July 18, 2018 at 4:00 pm.

Stephanie Lee adjourned the meeting at 5:25 pm.

Recorder

Date