

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 July 18, 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
Jackson Chih
Lindsay Munoz
Terry Field
Janine O'Brien

Regency Management Group:

Carolyn Donaway
Jeff DeMers
Liane Cunningham

Members Present:

Patti Munoz
Marcie Grossman
Glen Grossman
Candy Pollock
Lorraine Giannini

Appoint Board Member

The Board appointed Jackson Chih to fill the term vacated by Candy Pollock.

Motion: Terry Field moved approval of the appointment of Jackson Chih. Janine O'Brien seconded the motion. Motion carried.

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 and thanked Candy for her service over the years.

Secretary Report – Lindsay Munoz, Secretary

Lindsay Munoz asked for comments on the Board meeting minutes from June 20, 2018. The Board approved the minutes as written.

Motion: Terry Field moved approval of the minutes from June 20, 2018, as written. Janine O'Brien seconded the motion. Jackson Chih abstained. Motion carried.

Treasurer Report – Terry Field, Treasurer

Terry Field reported surplus for the month of June of \$598 and \$3507 for the 6 months ending June 30, 2018. No receivables were over 30 days late. The increase in rates for CD's will increase Reserves by about \$7500 on an annualized basis. Terry pointed out that the water bill for the past month is higher than it was for the AMS period last year. Carolyn suggested that might be because of the way Access was posting the bills. She will run a comparison to see if there is a

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substantial difference. Terry volunteered to call Cal Am to see if they will come out to check our efficiency and to verify there are no obvious leaks at no cost to the HOA.

Property Report

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

Roofing Issues – Regency had previously investigated an issue with the roof at unit #72. There was a small overhang in the front of the home which has a design flaw. Regency corrected the issue by installing counter flashing and adjusting the gutter.

Light Fixture Issue – Regency inspected a faulty light fixture and found there was a loose ground connection. The resident will continue to monitor the fixture to see if the light bulbs continue to burn out, which may indicate additional problems with the fixture.

Running Hose – There was a reported leaking hose by unit 34 which was actually the sprinkler for the seagull deterrent. The landscaping company was aware of a leak in the hose and is the process of replacing the hose.

Leak by the Tennis Court – Regency investigated a possible leak at the tennis court. It was determined the water was runoff from the property above into the storm drains.

Trees – Eleven (11) trees were planted to replace the trees removed earlier this year. Regency has taken photographs, labeled them, and will be submitting them to the City of Pacific Grove to close out the permit.

Lake – After the lake was cleaned, a red algae bloomed. Aquatics came back for additional cleaning. The lake looks better, but still has additional algae growth. Regency recommends a quarterly maintenance schedule be established with either Aquatics or another company in the area. Regency will speak with one of its contractors about servicing the lake.

Unfinished Business

Property Survey/Tree/Bush Issue – In the past several weeks, Regency has been in contact with L & S Engineering and Surveying, Inc to obtain a copy of the property line survey map they prepared in May 2013. They are searching their records for a copy and if found, will forward it to Regency. Regency will be following up on this issue on a weekly basis.

Roadway Speed Limit Re-paint – Regency obtained a bid from Stripe A Lot to re-paint the roadway speed limits signs in the four (4) areas around the complex. The Board approved the bid and this project will be completed prior to the next meeting.

Seagull Abatement – The seagulls are back and nesting in units 12, 92, 100 and 106. Regency will continue to add spikes as needed.

New Business

None

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

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The Board discussed the use of a drone to help with the seagull abatement. Jackson volunteered to his use drone to help with the abatement. He indicated he would disable the camera function on the drone when in use for this purpose. Jackson will report back to the Board when the proper permit has been obtained.

Open Session for Members

The members present had concerns about seagulls, guest parking, improper parking and tree issues.

Items for the Next Meeting

None

The next Board meeting will be held on August 15, 2018 at 4:00 pm.

Stephanie Lee adjourned the meeting at 4:55 pm.

Recorder

Date