

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 August 15, 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
Liane Cunningham

Officer Reports

President Report – Stephanie Lee, President

None

Secretary Report – Lindsay Munoz, Secretary

Lindsay Munoz asked for comments on the Board meeting minutes from July 18, 2018. The Board approved the minutes as written.

Motion: Terry Field moved approval of the minutes from July 18, 2018, as written. Jackson Chih seconded the motion. Jackson Chih abstained. Motion carried.

Treasurer Report – Terry Field, Treasurer

Terry Field reported that the Surplus for July was \$1376 and \$4882 for the 7 months thru 7/30/2018, after a \$4200 adjustment expense for Greenfields Falconer.

A meeting with a water company representative is scheduled to inspect for possible leaks and any suggestions on lowering consumption of water.

The 2019 Reserve Study was reviewed by the Board. Reserve Associates, a leading national reserve consulting company, has placed the Association with a very comfortable 94.5% funded plan. No significant changes to our reserves are anticipated.

Property Report

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

Fountain – Regency reported that the bracing has not been done yet and is expected to be completed in two (2) weeks.

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

Pedestrian Gate – There have been reports of pedestrian gate issues. Due to possible vandalism, the metal plate has been bent and in need of repair/replacement. Regency will contact CCOI Gate & Fence.

Emergency Access Posts – The posts located in the complex which allows emergency access are in need of repair. The post will need to be dug out and re-set. The Board approved the work which will be done by a Regency employee. The repair will take approximately three (3) hours to complete.

Roadway Speed Limit Re-paint – The re-painting of the roadway speed limits has been completed by Stripe A Lot.

Unfinished Business

Seagull Abatement – The residents have reported two (2) seagull sightings on the lake. The Board requested Regency limit their checking of the roofs to as needed only.

Property Survey/Tree/Bush Issue – L & S Engineering contacted Regency to inform them that they have found the survey that was completed in May 2013, but it was a rough survey and they were unable to provide a copy due to liability issues. The Board has agreed to table this matter until further action is required.

New Business

Re-painting of Metal Gates – Regency obtained a bid from McLaughlin Painting to repaint pedestrian gate and the two (2) entry swing gates. McLaughlin provided the following options for repainting the two (2) entry swing gates:

Option #1 – Apply one (1) coat Rustoleum CV740 Satin Black - \$1,640.00

Option #2 – Remove loose rust, apply one (1) full coat of PPG Amerlock Solvent Epoxy and apply one (1) full coat of PPG Amershield Urethane - \$2,375.00.

All options include hand clean surfaces to be painted, scraping and/or sanding any peeling paint to a tight surface, spot prime the bare surfaces with a suitable exterior primer and clean up the loose paint chips.

Motion: Jackson Chih moved approval of Option #2 and to repaint the pedestrian gate. Janine O'Brien seconded the motion. Motion carried.

Committee Reports

Architectural/Design Review – Board of Directors

Architectural Change Applications:

#16 – Extend the patio – The Board requires additional information for this application. Lindsay Munoz will meet with the owner of unit #16 and will the neighbors next wot unit #16 for further clarification.

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

Board Member Comments

The Board discussed the option of making the pedestrian gate spring loaded so closure will be automatic. The Board also discussed the algae growth in the lake.

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

Open Session for Members

None

Items for the Next Meeting

None

The next Board meeting will be held on September 19, 2018 at 4:00 pm.

Stephanie Lee adjourned the meeting at 5:10 pm.

Recorder

Date