

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 February 20, 2019 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
Al Munoz-Flores

Regency Management Group:

Carolyn Donaway
Jeff DeMers
Liane Cunningham

Members Present:

| | |
|----------------|------------------|
| Patti Munoz | Diane Hardcastle |
| Marce Grossman | Jesalee LaPatra |

Officer Reports

President Report – Stephanie Lee, President

Stephanie thanked Regency for responding to several storm damage calls.

Secretary Report – Lindsay Munoz, Secretary

Lindsay Munoz asked for comments on the Board meeting minutes from January 16, 2019. The Board approved the minutes as written.

Motion: Al Munoz-Flores moved approval of the minutes from January 16, 2019, as written.
Terry Field seconded the motion. Motion carried.

Executive Session – January 16, 2019 – Update – The Board discussed bidding contracts and projects.

Treasurer Report – Terry Field, Treasurer

Terry Field reported a surplus for the month of January of \$3041. Total expenses for the Reserves was \$761 well below the monthly budget of \$2500. A possible informal budget for the Landscaping- Plants and Materials was discussed and \$500 per month was decided. Receivables were current except for one account that was in the process of becoming current.

Property Report

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

Gutter Cleaning – Regency cleaned gutters around the property after the last storm.

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Water Issues – Regency responded to an irrigation issue at unit 102 and water runoff from the hillside at unit 65. The water overshot the spillway and caused pine needles to buildup. The gardeners will clean and remove the pine needles.

Lake Testing – After the last storm, Regency met with Solitude Lake Management to discuss the lake and test as needed.

Painting Curb Red – Regency has made several attempts to call the City of Pacific Grove to schedule an appointment regarding painting the curb red by the call box. To date, no return call from the City.

Unfinished Business

Termite Reports – None

Security Gate Upgrade – Update – Regency will begin the process of issuing and mailing out the gate remotes starting March 1, 2019. The upgrade will be operational on Friday, March 15, 2019. A final notice will be sent to homeowners informing them of the activation date.

Roof Repairs – The Board discussed the need for preventive maintenance in an effort to prolong the lifespan on the roofs.

Motion: Lindsay Munoz moved approval of the proposed roof maintenance in the amount of \$8,800. Terry Field seconded the motion. Motion carried.

New Business

Rental Restrictions – The Board will discuss this item at the next meeting.

CC&R Amendment – Smoking Restrictions – The Board discussed the need to possibly amend the smoking restrictions at the community. The restrictions would prohibit smoking within 20 feet of the building. The Board will discuss this issue further at the next meeting in conjunction with possible rental restrictions.

Guest Parking Signs – Regency obtained a bid from Central Coast Sign & Design and Monterey Signs regarding the cost of guest parking signs to be displayed at all guest parking spots.

Motion: Terry Field moved approval of the estimate from Central Coast Sign & Design in the amount of \$537.55. Lindsay Munoz seconded the motion. Al Munoz-Flores opposed. Motion carried 4-1-0.

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.

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Board Member Comments

The Board thanked Regency for quickly responding and clearing clogged gutters.

Open Session for Members

The members present had concerns regarding kids riding their bicycles at within the community at an unsafe speed, garages being used as storage, guest parking and garbage cans being left out in view.

Items for the Next Meeting:

Financial Statement Review

Rental Restrictions

CC&R Amendment – Smoking Restrictions

Security Gate - Update

The next Board meeting will be held on March 20, 2019 at 4:00 pm.

Stephanie Lee adjourned the meeting to Executive Session at 5:30 pm.

Recorder

Date