

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 March 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

Al Munoz-Flores

Absent: Terry Field

Regency Management Group:

Carolyn Donaway

Jeff DeMers

Liane Cunningham

Members Present:

Patti Munoz

Linda Bell

Officer Reports

President Report – Stephanie Lee, President

None

Secretary Report – Lindsay Munoz, Secretary

Lindsay Munoz asked for comments on the Board meeting minutes from February 20, 2019. The Board approved the minutes as written.

Motion: Al Munoz-Flores moved approval of the minutes from February 20, 2019, as written. Jackson Chih seconded the motion. Motion carried.

Executive Session – February 20, 2019 – Update – The Board discussed infraction issues.

Treasurer Report – Terry Field, Treasurer

Terry Field reported via an email report an operating surplus for February of \$3,033 and a surplus for the 2 months of 2019 of \$6,139. Total Reserve expenses for the 2 months was \$1918. We have budgeted \$5000 for the period, so we are in good shape so far. Considering seasonality issues, the budget for the year for both Operating and Reserves appear to be right on.

Property Report

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

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

Tree Project – The City of Pacific Grove is requiring upper canopy trees be planted around the complex in order to finalize the permit. To this day, twelve (12) trees have been planted.

Gutter Cleaning – Regency will be scheduling the second round of gutter cleaning and a notice will be sent to the members with the date.

Gutters – Unit #36 – Regency responded to a report of a gutter bowing. During the investigation, it was found that the upper gutter has no bracing and is only attached with nails on the bottom. The repair will require clips be installed to prevent bowing. Regency will include this during the roof maintenance project.

Guest Parking Signs – The signs are scheduled to be installed the first week of April.

Bollard Installation – Regency obtained a bid from the Don Chapin Company to install two (2) bollards on the fire lane between the neighboring HOA above and The Glen of Pacific Grove.

Motion: Al Munoz-Flores moved approval of the bollard installation at a cost not to exceed \$3,200.00. Lindsay Munoz seconded the motion. Motion carried.

Unfinished Business

Termite Reports – None

Security Gate Upgrade – Update – Regency informed the Board that they are still waiting on remotes to be delivered to homeowners. Regency will call those owners to remind them to pick up the remotes. A final notice will be sent to homeowners regarding the upgrade and how to operate the new directory.

Rental Restrictions – The Board discussed the need to amend the governing documents to include rental restrictions. The proposed amendment would allow a percentage of the units in The Glen of Pacific Grove to be rented as opposed to unlimited rental units within the complex. The Board will discuss this issue further at the next meeting.

CC&R Amendment – Smoking Restrictions – The Board discussed the need to amend the CC&Rs to include smoking restrictions at the community. The restrictions would prohibit smoking within 20 feet of the building. After the Board finalized the Rental Restriction and the Smoking Restriction amendments, the Board asked Regency to provide the proposed amendment to the Association's attorney for review.

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.

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

Board Member Comments

The Board thanked Regency for their quick response to various issues around the complex and in particular to the re-stripping of the speed bumps.

Open Session for Members

The members present had concerns regarding the lake needing to be dredged.

Items for the Next Meeting:

Financial Statement Review

Security Gate Upgrade – Update

Curb Painting – Update

Rental Restrictions

Smoking Restrictions

Dredging of Lake

The next Board meeting will be held on **April 24, 2019** at 4:00 pm.

Stephanie Lee adjourned the meeting to Executive Session at 5:35 pm.

Recorder

Date