

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 April 24, 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
Terry Field

Regency Management Group:

Carolyn Donaway
Liane Cunningham

Members Present:

Patti Munoz	Eugenie Novak
Linda Bell	Diane Hardcastle

Officer Reports

President Report – Stephanie Lee, President

Stephanie thanked the Board for handling issues when she was on vacation and that everything seems to be resolved.

Secretary Report – Lindsay Munoz, Secretary

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

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

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

Treasurer Report – Terry Field, Treasurer

Terry Field reported that the Operating Statement for March had a deficit of \$1,448 and surplus of \$4,691 for the three months January - March. Reserves for the 3 months January-March had expenses of \$10,800 with a budget for the year of \$30,000.

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Financial Statement Review – Each Board member present confirmed that they have reviewed the January 31, 2019; February 28, 2019 and March 31, 2019 financial statements.

Property Report

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

Tree Project – Regency finalized the permit from the tree project, and it is officially closed. There was a total of sixteen (16) trees planted.

Gutter Cleaning – Joe's Window Cleaning cleaned the gutters on March 23, 2019. Regency will be re-cleaning the gutters during the roof maintenance project.

Roof Maintenance Project – Regency has begun the roof maintenance project. This project is expected to be completed no later than the end of May.

Re-Striping of Speed Bumps – The speed bumps are expected to be re-striped in the next 30 – 60 days.

Seagull Nests – During the roof maintenance project, Regency was inspecting the roofs for any signs of seagull nests and to date, no nests have been found.

Dredging of Lake – Regency obtained a bid from Solitude Lake Management to dredge the whole lake. The Board would like to see a bid for dredging the lake from just the waterfall to the reeds.

Unfinished Business

CC&R Amendment – Rental & Smoking Restrictions – The Board discussed the Association's attorney suggestions regarding the rental restrictions. After much discussion, the Board agreed to lower the rental restriction to 25%. The Board also talked about amending the voting power from 75% to 51%. The Board will discuss this issue further at the next meeting when the ballot is prepared.

New Business

Insurance Renewal – The Board reviewed the insurance renewal for 2019-20. Regency explained to the Board that the umbrella quote was contingent of proof of cautionary signs around the lake and will be providing a quote at the next meeting to install four (4) signs around the lake.

Motion: Terry Field moved approval of the 2019-20 insurance renewal with a slight increase in the premium. Al Munoz-Flores seconded the motion. Motion carried.

Security Gate Upgrade – The Board discussed the issues that occurred when the upgraded security gate went operational. There were reports of gate remotes, phone numbers and personal

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codes not working. On two different occasions, someone rammed the gate causing the arm to be bent and not operational. Regency obtained bids from C.C.O.I and Junod Electric to install a security camera, spikes and license plate readers. After much discussion, the Board has decided not to take any action at this time with the installations of a camera, spikes and license plate readers.

Drainage Project – The Board discussed the drainage project that will be starting at the garage nearest to unit 71. The landscapers will dig a downhill trench behind all the garage units and side areas that will flow out the back side of unit 10 and into the park area. During this project, they will also be adjusting the large pipe gutter extenders so that they too will flow downhill into the trench.

Violation Policy – The Board discussed an incident with dirt falling from the hillside and children running around on the hillside and slipping on the dirt. Lindsay indicated that he spoke with the children regarding this and reminded them that they are not allowed to be up on the hillside.

Tree Removal – The Board discussed the request from units 34, 36 & 38 to remove the recent tree that had been planted between their homes and blocking their water views. After much discussion, the Board agreed to relocate the tree to another area.

Repairs – Cracked Rear Patio – Unit 90 – The Board discussed the request to fix the cracked rear patio. The Board agreed this was a homeowner's responsibility, but they would ask the gardeners to check the roots around that area.

Repairs – Lattice – Unit 90 – The Board discussed the request to repair the broken lattice. They asked Regency if they can make the necessary repairs. Regency explained they cannot do the work at this time but will bring in a contractor to make the repairs.

Curb Painting – Update – The Board will discuss this at the next meeting.

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

The Board discussed the infraction and compliance fine procedure.

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Open Session for Members

The members present had concerns regarding a recent dog attack and residents parking parallel in their driveways.

Items for the Next Meeting:

Financial Statement Review

CC&R Amendments – Rental & Smoking Restrictions

Bollards – Update

Curb Painting – Update

Dredging of Lake

Drainage Cleanup – Unit 65

The next Board meeting will be held on May 15, 2019 at 4:00 pm.

Stephanie Lee adjourned the meeting at 5:35 pm.

Recorder

Date