

**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 May 15, 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:

Jeff DeMers  
Liane Cunningham

Members Present:

Patti Munoz	Neil Shea	Jesalee Lapatra
Irina Shea	Diane Hardcastle	Lorraine Giannini

**Officer Reports**

**President Report – Stephanie Lee, President**

Stephanie thanked the Board and Regency for their responses over the past several weeks. Unfortunately, the parking issues at the complex have gotten worse, not better.

**Secretary Report – Lindsay Munoz, Secretary**

Lindsay Munoz asked for comments on the Board meeting minutes from April 24, 2019. The Board approved the minutes as written.

**Motion:** Al Munoz-Flores moved approval of the minutes from April 24, 2019, as written. Terry Field seconded the motion. Motion carried.

**Treasurer Report – Terry Field, Treasurer**

Terry Field reported a surplus for April of \$674.00 and a surplus for the 4 months ending April 30 of \$5,366.00. Probably due to more rain this year, the water expense is down \$900 for the four (4) months. There were no receivables past due over 30 days.

The Board set 80% as a minimum “fully funded percentage” for our reserves with at least 85% projected for this year.

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Financial Statement Review – Each Board member present confirmed that they have reviewed the April 30, 2019 financial statements.

**Property Report**

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

Roof Maintenance Project – Regency informed the Board that there are two (2) buildings left and they will have a report ready to be discussed at the next meeting.

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 inspected the roofs for any signs of seagull nests and to date, no nests have been found.

Dredging of Lake – Regency will be meeting with Solitude Lake Management on Friday, May 17, 2019 to go over the scope of work requested by the Board.

Lake Equipment Maintenance – Aloha Pools has decided to move away from maintaining pond equipment. Since Regency will be taking over the maintenance of the equipment, Regency met with Aloha Pools to make this transition as smooth as possible.

Lattice Unit 90 – Regency updated the Board regarding the lattice repairs. The repairs will begin after the roof maintenance project is complete.

**Unfinished Business**

CC&R Amendment – Rental & Smoking Restrictions – The Board will discuss this at the next meeting.

Curb Painting – Update – The Traffic Safety Commission of the City of Pacific Grove has been out to mark the curb at the entrance to the complex and it should be painted soon.

**New Business**

Drainage Cleanup – Unit 60 – Patti Munoz who is the chair of the Landscape Committee informed the Board that this project is on the landscapers list to be done. However, the project will be completed after weeding is complete.

Termite Report – Unit 90 – The Board ratified their decision to approve the treatment and repairs at unit 90 in the amount of \$220.00.

**Motion:** Terry Field moved approval of the treatment and repairs at unit 90 in the amount of \$220.00. Al Munoz-Flores seconded the motion. Motion carried.

Signage Around the Lake – The Board reviewed the signage proof from My Parking Sign which will satisfy insurance requirements regarding cautionary signs around the lake.

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**Motion:** Terry Field moved approval of the proof from My Parking Sign for four (4) signs not to exceed \$584.76. Jackson Chih seconded the motion. Motion carried.

**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 thanked Patti Munoz for all her hard work.

**Open Session for Members**

The members present had concerns regarding the gardeners and painting the bollards. The members present also had questions regarding rental restrictions.

Items for the Next Meeting:

Financial Statement Review

CC&R Amendments – Rental & Smoking Restrictions

Dredging of Lake

Roof Maintenance Project

The next Board meeting will be held on June 19, 2019 at 4:00 pm.

Stephanie Lee adjourned the meeting at 4:45 pm.

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Recorder

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Date