

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 June 19, 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

Al Munoz-Flores

Terry Field

Absent: Lindsay Munoz

Regency Management Group:

Jeff DeMers

Liane Cunningham

Carolyn Donaway

Members Present:

Patti Munoz Marce Humphrey

Glen Grossman

Officer Reports

President Report – Stephanie Lee, President

Stephanie thanked the Board and Regency for all their good work.

Secretary Report – Lindsay Munoz, Secretary

Stephanie Lee asked for comments on the Board meeting minutes from May 15, 2019. The Board approved the minutes as written.

Motion: Stephanie Lee moved approval of the minutes from May 15, 2019, as written.
Terry Field seconded the motion. Motion carried.

Treasurer Report – Terry Field, Treasurer

Terry Field reported a surplus for May of \$1,120.00 and a surplus for the five (5) months ending May 31st of \$6,486.00. Total Reserves as of May 31st was \$505,614.00. Receivables were current. Some concern was expressed about the rising cost of landscaping expenses.

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

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Property Report

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

Damaged Gate Pillar – Regency determined that the gate pillar repair will require \$17.00 of material and 1.5 hours of labor. The tenant whose moving truck caused the damaged has contacted Regency and will pay for the damages.

Re-Striping of Speed Bumps – Regency can complete the re-striping of speed bumps for \$920.00 or have a professional striping contractor complete the work for \$700.00.

Motion: Al Munoz-Flores moved approval for a professional striping contractor to re-strip the speed bumps. Terry Field seconded the motion. Motion carried.

Seagull Nests – During the roof maintenance project, Regency inspected the roofs for any signs of seagull nests and to date, nesting has not been found.

Timer on Fountain – Regency has determined that the pump on the fountain is still running continuously. The Board approved leaving the pump running continuously through the summer and will revisit the issue in October or after the lake is dredged.

Lattice Unit 90 – Regency has begun working on the lattice and should complete the project by the end of July.

Signage – The signage required by the insurance carrier has been installed and the extra posts have been stored in the shed.

Rockface Behind #71 – Regency received a quote in the amount of \$18,000.00 from Sharp Engineering & Construction to remove/replace the rockface behind #71. The Board determined this repair wasn't needed at this time.

Dredging of Lake – Regency met with Solitude Lake Management to go over the scope of work requested by the Board. Solitude Lake Management will verify the best time to dredge the lake.

Roof Project – The roof project has been completed.

Unfinished Business

CC&R Amendment – Rental & Smoking Restrictions – The Board reviewed the amendment and determined additional edits would be needed. The Board will forward the final version to Regency for distribution and voting by the membership. The ballot and the official amendment will be written by the Association's attorney prior to distribution to the membership for voting.

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Motion: Terry Fields moved approval of authorizing the attorney to write the amendment and ballot. Al Munoz-Flores seconded the motion. Motion carried.

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.

Board Member Comments

The Board discussed operating and reserve accounts and the need for maintenance attention to the hillside behind units 1-17.

Open Session for Members

The members present had concerns regarding the landscaping, feeding birds, and homeowners not maintaining their patio areas.

Items for the Next Meeting:

Financial Statement Review

CC&R Amendments – Rental & Smoking Restrictions

The next Board meeting will be held on July 17, 2019 at 4:00 pm.

Stephanie Lee adjourned the meeting at 5:20 pm.

Recorder

Date