

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 July 17, 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
Lindsay Munoz

Regency Management Group:

Jeff DeMers
Liane Cunningham

Members Present:

Patti Munoz
Robin Crandell

Officer Reports

President Report – Stephanie Lee, President

None

Secretary Report – Lindsay Munoz, Secretary

Lindsay Munoz asked for comments on the Board meeting minutes from June 19, 2019. The Board approved the minutes as written.

Motion: Stephanie Lee moved approval of the minutes from June 19, 2019, as written.
Terry Field seconded the motion. Motion carried. Lindsay Munoz abstained.

Treasurer Report – Terry Field, Treasurer

Terry Field reported a surplus for the month of June of \$2,016 and for the six (6) months ending June 30th was \$8,503. Reserve expenses were \$23,090 for the first six (6) months of 2019. It was noted that electricity expense was higher for the month, but water expense continues to trend lower.

Financial Statement Review – Each Board member present confirmed that they have reviewed the June 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.

Re-Striping of Speed Bumps – The re-striping of speed bumps has been completed by Stripe-A-Lot.

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

Lattice Unit 90 – Regency has completed the repairs to the lattice.

Pedestrian Gate – Regency has replaced the lock at the pedestrian gate and was rekeyed to use the existing key.

Lake Vegetation Removal – Regency is in the process of scheduling the project with Solitude Lake Management.

Unfinished Business

CC&R Amendment – Rental & Smoking Restrictions – The Board reviewed the amendment written by the Association's attorney and determined additional edits would be needed.

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 wanted to thank Neil Shea for maintaining The Glen's website and Patti Munoz for her hard work.

Open Session for Members

The members present had concerns regarding the lake but also wanted to state how beautiful the community looks.

Items for the Next Meeting:

Financial Statement Review

CC&R Amendments – Rental & Smoking Restrictions

The next Board meeting will be held on August 21, 2019 at 4:00 pm.

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Stephanie Lee adjourned the meeting to executive session where the Board discussed delinquencies, contract issues and infractions at 4:50 pm.

Recorder

Date