

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 15, 2020 via Zoom Video Conference Call. Glen Grossman, President, called the meeting to order at 4:00 pm and a quorum was established.

The following Board members were present:

Jackson Chih
Lindsay Munoz
Glen Grossman
Diane Hardcastle
Janine O'Brien

Regency Management Group:

Carolyn Donaway
Liane Cunningham

Members Present:

Neil Shea Ann Elkin
Patti Munoz Peter Hashim

Officer Reports

Presidents Report – Glen Grossman

No report

Secretary Report – Lindsay Munoz, Secretary

Lindsay Munoz asked for comments on the Board meeting minutes from June 17, 2020. The Board approved the minutes as written.

Motion: Glen Grossman moved approval of the Board of Director minutes from June 17, 2020, as written. Janine O'Brien seconded the motion. Motion carried.

Treasurer Report – Jackson Chih, Treasurer

Carolyn Donaway provided a report of the Association's financial condition as of June 30, 2020.

Operating Fund

Balance Sheet - Operating

- Cash in Bank
 - Alliance Bank - \$26,870.94
- Account Receivable net amount of \$672.02

Income Statement - Operating

- Revenue - Total operating revenue billed for the month was \$12,695.43.
- Expenses – The total operating expenses for the month were \$11,723.56, resulting in a year to date operating fund excess of \$8,765.20.

Reserve Fund

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Balance Sheet - Reserve

- Cash in the Reserve Fund - \$530,383.20
 - Charles Schwab (Reserve) – \$90,383.20
 - Wells Fargo CD (Reserve) - \$100,000.00
 - Discovery CD (Reserve) - \$40,000.00
 - Harris Bank CD (Reserve) - \$100,000.00
 - Customers Bank CD (Reserve) - \$100,000.00
 - Texas Capital Bank CD (Reserve) - \$100,000.00

Income Statement - Reserve

- Revenue – Total reserve revenue for the year is \$41,878.28.
- Expenses – Total reserve expenses for the year are \$7,985.47 resulting in a year to date excess of \$33,892.81.

Financial Statement Review – Each Board member confirmed they have reviewed the May 31, 2020 financial statements.

Property Report

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

Tree Removal Project – The tree project has been completed. The City of Pacific Grove required two (2) upper canopy trees be planted on the property in order to finalize the permit. Greenscape California, Inc. will be planting the two (2) trees.

Refurbish of Tennis Court – Regency updated the Board that Saviano Company, Inc. is currently looking at the end of July to refurbish the tennis courts. Once they have confirmed the date, a notice will be sent to the membership.

Lake

The Board reviewed the service history report that was provided by Solitude Lake Management. Solitude Lake Management suggested that the lake needs to be excavated and will be providing an estimate for the work.

Unfinished Business

Mailboxes – Update – Regency has sent a notice to the membership regarding the replacement of the mailboxes and requesting mailing addresses so Regency can provide the three (3) new mailbox keys to each member. Regency is still waiting on several homeowners to respond and will be calling these homeowners. An additional update will be provided at the next meeting.

Election Rules – The Board discussed the draft Election Rules. The draft election rules incorporate the new laws via SB323 effective January 1, 2020.

Motion: Glen Grossman moved approval of the draft Election Rules to be sent to the members for the required twenty-eight (28) day review. Lindsay Munoz seconded the motion. Motion carried.

Security Cameras – This will be discussed at the next meeting.

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New Business

Newsletter – The Board discussed starting up the monthly newsletter for The Glen of Pacific Grove HOA. Diane Hardcastle has volunteered to do the monthly newsletter.

Earthquake Insurance – This will be discussed at the next meeting.

Vehicle Entry Size Limit/Enforcement – The Board discussed the abundance of oversized moving vans that have been coming through the gate lately and the potential damage that it might cause. After much discussion, the Board decided that while there is a sign on the gate prohibiting oversized vehicles coming through the gate, that there needs to be a revision to the Parking & Vehicles rules to better clarify the definition of oversized vehicles. This item will be discussed further at the next meeting.

Inspector of Elections – The Board discussed the Annual Membership meeting and appointed Neil Shea as Inspector of Elections.

Backwater Valve – The Board discussed the requirement of the installation of a sewer backwater valve, sewer relief valve and sewer cleanout by the City of Pacific Grove before a home closes escrow. After much discussion, the Board agreed that City requirements to meet the Residential Zoning Records Report need **not** be approved by the Architectural Review Committee.

Reserve Study – The Board discussed the upcoming update for the 2021 Reserve Study. The Board authorized Regency to contact Association Reserve to begin the process.

Committee Reports

Architectural/Design Review – Board of Directors

Architectural Change Applications:

#46 – Replace Garage – Conditionally Approved

#46 – Paint Front Door – Conditionally Approved

The Board accepted all written committee reports from the committee chairs or members. The Community Committee, Landscape Committee and New Resident Committee submitted a written report this month.

Board Member Comments

The Board members would like to remind homeowners that they follow Robert's Rules of Order when conducting a Board meeting.

Open Session for Members

The members present expressed their appreciation for the tree that was planted in honor of Terry Field. They also suggested the Board increase the monthly dues and wondered if Regency can contact the City of Pacific Grove regarding painting lines on Piedmont and installing Speed Limit signs.

Items for the Next Meeting:

Financial Statement Review

Tennis Court Repairs - Update

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Mailboxes – Update
Election Rules
Earthquake Insurance
Security Cameras
Lake Maintenance
Rules & Regulations Revision – Parking & Vehicle

The next Board meeting will be held on August 19, 2020 at 4:00 pm.

Glen Grossman adjourned the meeting at 5:10 pm.

Recorder

Date