

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 September 16, 2020 via Zoom Video Conference Call. The meeting was called to order at 4:00 pm and a quorum was established.

The following Board members were present:

Jackson Chih
Lindsay Munoz
Glen Grossman (Joined at 4:10pm)
Diane Hardcastle
Janine O'Brien

Regency Management Group:

Jeff DeMers
Liane Cunningham

Members Present:

Lisa Schonbrun	Ann Elkin	Robin Crandell	Jennifer Menke
Patti Munoz	Barbara Wesley	Jesalee Lapatra	Matthew Menke

Officer Reports

Presidents Report – Glen Grossman

None.

Secretary Report – Lindsay Munoz, Secretary

Lindsay Munoz asked for comments on the Board meeting minutes from August 19, 2020 and the Executive Session meeting minutes from August 28, 2020. The Board approved the minutes as written.

Motion: Janine O'Brien moved approval of the Board of Director minutes from August 19, 2020 and the Executive Session minutes from August 28, 2020, as written. Jackson Chih seconded the motion. Motion carried.

Executive Session Update – August 19, 2020 – The Board discussed rule violations.

Executive Session Update – August 28, 2020 – The Board discussed the tennis court vandalism.

Treasurer Report – Jackson Chih, Treasurer

Liane Cunningham provided a report of the Association's financial condition as of August 31, 2020.

Operating Fund

Balance Sheet - Operating

- Cash in Bank
 - Alliance Bank - \$11,980.45
- Account Receivable net amount of \$992.03

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Income Statement - Operating

- Revenue - Total operating revenue billed for the month was \$12,694.99.
- Expenses – The total operating expenses for the month were \$12,743.99, resulting in a year to date operating fund excess of \$8,583.12.

Reserve Fund

Balance Sheet - Reserve

- Cash in the Reserve Fund - \$544,427.02
 - Charles Schwab (Reserve) – \$69,427.02
 - Harris Bank CD (Reserve) - \$100,000.00
 - Customers Bank CD (Reserve) - \$100,000.00
 - Texas Capital Bank CD (Reserve) - \$100,000.00
 - Bank of Tiog CD (Reserve) - \$75,000.00
 - Fidelity Bank CD (Reserve) - \$100,000.00

Income Statement - Reserve

- Revenue – Total reserve revenue for the year is \$55,922.10.
- Expenses – Total reserve expenses for the year are \$22,284.22 resulting in a year to date excess of \$33,637.88.

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

Property Report

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

Tennis Court – Regency has contacted Saviano Company, Inc regarding the damaged pole. They provided us the contact information for the company that supplied the new tennis net and poles, and Regency has provided pictures and measurements in hopes of getting a replacement net and poles.

Concrete Repair – Regency met with Hasting Construction regarding the small patch of broken concrete by the pedestrian gate near the tennis court and this will be discussed at the next meeting.

Lake

The Board discussed the upcoming lake dredging project. Regency informed the Board that Solitude Lake Management will begin dredging the lake the week of October 12, 2020.

Unfinished Business

Mailboxes – Update – Regency will be moving forward with mailing out the new keys to all the homeowners. At this time, Regency plans on installing the mailboxes the week of September 28, 2020 but that is dependent on the Post Office availability. An additional update will be provided at the next meeting.

Security Cameras – At the last meeting, the Board approved installing a security camera for the entrance gate but needed additional time for Junod Electric to provide an estimate to install the camera. After discussion, the Board approved Junod Electric to purchase the camera and install it at a price of \$1,008.67 + the monthly service fee.

Motion: Glen Grossman moved approval of the estimate provided by Junod Electric in the amount of \$1,008.67 + monthly service fee. Jackson Chih seconded the motion. Motion carried.

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Earthquake Insurance – The Board discussed purchasing earthquake insurance for The Glen of Pacific Grove. After discussion, the Board approved binding coverage with a premium cost of \$20,012.53.

Motion: Diane Hardcastle moved approval of binding coverage for earthquake insurance. Jackson Chih seconded the motion. Motion carried. Lindsay Munoz abstained.

Land Survey – This will be discussed at the next meeting.

Gardening – The Board discussed the recent fires and the need to clean up the hillside. The Fire Department came out and inspected the area and their only concern was some branches that will be cleaned up during the tree project.

Leash Law – The Board discussed the leash law ordinance for Pacific Grove. This leash law does not allow leashes longer than six (6) feet in length. After discussion, the Board decided no action was required and this item will be removed the agenda.

New Business

Regency Management Group – Delegated Authority – The Board discussed giving Regency Management Group the authority to approve Architectural/Design Review requests for projects that already have standards set in place.

Motion: Glen Grossman moved approval of giving Regency Management Group the authority to approve Architectural/Design Review requests that have standards set in place. Janine O'Brien seconded the motion. Motion carried.

Hours for Lake Fountain – The Board discussed the time that the lake fountain is on during the day. After discussion, the Board approved to have the lake fountain on from 8:00am to Sunset.

Motion: Glen Grossman moved approval of lake fountain to be on from 8:00am to Sunset. Diane Hardcastle seconded the motion. Motion carried.

Rules & Regulations Revision – Common Area & Unit Exteriors – The Board reviewed the revised rules & regulations regarding common area & unit exteriors. The rules & regulation document will be sent to the membership for the required twenty-eight (28) review.

Motion: Glen Grossman moved approval to send the revised rules and regulations for twenty-eight (28) day review. Lindsay Munoz seconded the motion. Motion carried.

CAI Membership – The Board discussed becoming a member of CAI but after some discussion decided to not become a member of CAI, but to become a member of ECHO instead.

Motion: Glen Grossman moved approval of purchasing an ECHO membership in the amount of \$295.00. Lindsay Munoz seconded the motion. Motion carried.

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Protocols for Member Participation per Civil Code 4925(b) – The Board discussed reminding members that attend Board meetings that they must wait until the Open Session of the Board meeting to make any comments unless called upon. They have asked Regency to include something on the agenda to remind members of this.

ECHO Seminar – The Board discussed the upcoming ECHO Seminar and asked if any Board member was interested in attending. Glen Grossman and Jackson Chih have expressed their interest in attending and authorized Regency to register them for the event.

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. The Landscape Committee and New Resident Committee submitted a written report this month.

Board Member Comments

The Board members discussed the letter that was submitted by a homeowner regarding a recent incident that took place with the safety of children riding their bicycles in the community.

Open Session for Members

The members present had questions regarding installing signage at the tennis court. The members present also expressed their concern of people walking their animals in the tennis court and children riding their bicycles in the street.

Items for the Next Meeting:

Financial Statement Review

Mailboxes – Update

Lake Maintenance

Land Survey

Tennis Court Signage

The next Board meeting will be held on **October 22, 2020 at 3:00 pm.**

Glen Grossman adjourned the meeting at 5:20 pm.

Recorder

Date