

**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 January 20, 2021 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  
Rob Crandell  
Absent: Janine O'Brien

Regency Management Group:

Jeff DeMers  
Liane Cunningham

Members Present:

Patti Munoz	Al Munoz-Flores	Dianna Cava
Jim Cava	Jesalee LaPatra	Stephanie Lee
Lisa Schonbrun	Tony Hoang	Duffy Price
Jeffrie Price	Lorraine Giannini	

**Open Session**

The members present had questions regarding BBQ restrictions, minutes being recorded, having an additional open session at the end of the meeting and the pet peeing project.

**Officers Reports**

**Presidents Report – Glen Grossman, President**

Glen Grossman reported that the lake looks amazing.

**Secretary Report – Lindsay Munoz, Secretary**

Lindsay Munoz asked for comments on the Board meeting minutes from November 18, 2020 and December 16, 2020.

**Motion:** Lindsay Munoz moved approval of the Board meeting minutes from November 18, 2020 and December 16, 2020, as written. Rob Crandell seconded the motion. Motion carried.

**Treasurer Report – Jackson Chih, Treasurer**

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

**Operating Fund**

**Balance Sheet - Operating**

- Cash in Bank
  - Alliance Bank - \$3,921.34

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- Account Receivable net amount of \$692.00

**Income Statement - Operating**

- Revenue - Total operating revenue billed for the month was \$12,695.00.
- Expenses – The total operating expenses for the month were \$19,943.18, resulting in a year-to-date operating fund loss of \$2,739.28.

**Reserve Fund**

**Balance Sheet - Reserve**

- Cash in the Reserve Fund - \$535,070.41
  - Charles Schwab (Reserve) – \$235,070.41
  - Fidelity Bank CD (Reserve) - \$100,000.00
  - Beal Bank CD (Reserve) - \$200,000.00

**Income Statement - Reserve**

- Revenue – Total reserve revenue for the year is \$85,712.44.
- Expenses – Total reserve expenses for the year are \$48,446.95 resulting in a year-to-date excess of \$37,265.49.

Financial Statement Review – Each Board member confirmed that they have reviewed the November 30, 2020 and the December 31, 2020 financial statements.

**Lake**

The Board discussed how great the lake looks after the recent rain.

**Unfinished Business**

Rules & Regulations Revision – Pet Rules – The Board discussed the pet rules which has been sent to the members for the required twenty-eight (28) day review. The Board approved the pet rules as written.

**Motion:** Glen Grossman moved approval of the Pet Rules. Rob Crandell seconded the motion.  
Motion carried.

Rock Project – The Board discussed the complaints they have received regarding the recent rock project. As a reminder, this project was to help salvage plants and save money on the replacement of plants. After discussion, the Board agreed to eliminate the open area across from units 34-36. Regency will resend the notice to inform the community the Glen Heights HOA about the elimination.

Board Policy on Replacing Keys – The Board worked with Betty Lauritsen to update the Tips and Helpful section on the website to inform residents the correct procedure on replacing keys.

Lattice Repairs – This item will be discussed at the next meeting.

Property Survey – This item will be discussed at the next meeting.

**New Business**

Architectural Change Applications:

#106 – Evans – Extend Patio – Conditionally Approved

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Convex Mirror – This item will be discussed at the next meeting.

Speed Bumps/Sealcoat – This item will be discussed at the next meeting.

IRS Roll Over Resolution Ballot – Regency received ballots from members regarding the excess income resolution. The resolution passed.

2021 Monthly Reserve Transfer – The Board, as required by law approved the 2021 annual reserve transfers; approval for large transfers require any transfer greater than \$10,000 or 5% of an association's total combine reserve and operating account deposits, whichever is lower, shall not be authorized from the association's reserve or operating accounts without prior written board approval.

**Motion:** Jackson Chih moved approval of twelve (12) monthly transfers from the Operating Fund to the Reserve Fund in the amount of \$6,961.00 representing the reserve transfers approved via the 2021 budget. Glen Grossman seconded the motion. Motion carried.

2021-22 Insurance Renewal – BBQ Restrictions – This item will be discussed at the next meeting.

Attorney Questionnaire – This item will be discussed at the next meeting.

**Committee Reports**

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 discussed moving the Open Session to the end of the meeting.

Items for the Next Meeting:

Financial Statement Review

Lake Maintenance

Property Survey

Tennis Court Fence Repairs

Lattice Repairs

Convex Mirrors

Speed Bumps/Sealcoat

2021-22 Insurance Renewal – BBQ Restrictions

Attorney Questionnaire

Board Recordings

Rules & Regulations Revision

The next Board meeting will be held on February 17, 2021 at 4:00 pm.

Glen Grossman adjourned the meeting to executive session at 5:29 pm.

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Recorder

Date