

**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 March 17, 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:

Lindsay Munoz
Glen Grossman
Rob Crandell
Janine O'Brien
Jackson Chih

Regency Management Group:

Jeff DeMers
Liane Cunningham

Members Present:

Patti Munoz	Vanessa Toureau	Diane Hardcastle
Jesalee LaPatra	Peggy Field	Lorraine Giannini
Tony Hoang		

Other Guests:

Paula Conrad, Socher Insurance
Daniel Wallis, Motus Earthquake Insurance

Insurance Presentation on Motus Earthquake Insurance Program

Paula Conrad from Socher Insurance Agency and Daniel Wallis from Motus Earthquake Insurance attended the meeting to explain and answer any questions regarding the Motus Earthquake Insurance Program. If the Board approves enrollment into the program, it would be a minimum enrollment fee and homeowners would be allowed to purchase a custom level of loss assessment/interior coverage base on their unique exposure.

Officers Reports

Presidents Report – Glen Grossman, President

Glen Grossman reported that the meeting was being recorded for preparation of minutes and will be deleted afterwards.

Secretary Report – Lindsay Munoz, Secretary

Lindsay Munoz asked for comments on the Board meeting minutes from February 17, 2021.

Motion: Lindsay Munoz moved approval of the Board meeting minutes from February 17, 2021, as written. Glen Grossman seconded the motion. Motion carried. Jackson Chih abstained.

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Treasurer Report – Jackson Chih, Treasurer

Liane Cunningham provided a report of the Association's financial condition as of February 28, 2021.

Operating Fund

Balance Sheet - Operating

- Cash in Bank
 - Alliance Bank - \$3,807.36
- Account Receivable net amount of \$990.00

Income Statement - Operating

- Revenue - Total operating revenue billed for the month was \$14,109.74.
- Expenses – The total operating expenses for the month were \$17,961.16, resulting in a year-to-date operating fund loss of \$3,610.20.

Reserve Fund

Balance Sheet - Reserve

- Cash in the Reserve Fund - \$548,084.38
 - Charles Schwab (Reserve) – \$248,084.38
 - 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 \$13,923.97.
- Expenses – Total reserve expenses for the year are \$1,167.94 resulting in a year-to-date excess of \$12,756.03.

Financial Statement Review – Each Board member confirmed that they have reviewed the February 28, 2021 financial statements.

Lake

The Board discussed the service history report provide by Solitude Lake Management.

Unfinished Business

Lattice Repairs – Regency updated the Board on the opinion provided by the association's attorney regarding maintenance of the lattices in the community. Since the enclosed patios are part of the Lot and the lattices are not on all the fences, the attorney's opinion is the homeowner is responsible for the lattices. The attorney also recommended the Board adopt a Resolution regarding the maintenance of the lattices to avoid any confusion in the future with homeowners requesting repair or replacement. After discussion by the Board, the Board approved having the attorney write a Resolution for the Board to review at the next meeting.

Motion: Glen Grossman moved approval of the attorney writing a Resolution at a price not to exceed \$400.00. Rob Crandell seconded the motion. Motion carried.

Convex Mirror – The Board discussed the previously approved installation of a convex mirror. Since the Board also approved the installation of two (2) speed bumps and those speed bumps have been installed, there is no need for a convex mirror and this item will be removed from the agenda.

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Speed Bumps – The Board discussed the recently installed speed bumps. After installation, a Board member suggested the speed bumps installed were inadequate. The Board reviewed the situation and decided to have the lower speed bump removed and re-installed at a slightly taller height. The contractor provided this replacement free of charge. The speed bumps were installed due to a concern for pedestrian safety on this blind corner of the complex. There had been a few close calls in that area that concerned the Board. They felt to minimize the liability to the Association, this was the most effective way to make this area safer for pedestrians and vehicles.

Motus Earthquake Insurance – The Board discussed the Motus program and approved entering the program with an annual fee of \$1,250.00.

Motion: Glen Grossman moved approval of the Motus Earthquake Program with an annual fee of \$1,250.00. Jackson Chih seconded the motion. Motion carried.

Property Survey – This will be discussed at the next meeting; Polaris Consulting has not completed the survey.

New Business

Architectural Change Applications:

None

Hydro Jetting of Sewer Lines – This 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 asked Regency to send a letter to Congressman Jimmy Panetta regarding mail not being delivered consistently to the complex and contacting the City of Pacific Grove regarding painting the curb on Piedmont Ave red.

Open Session

The members present had questions regarding the landscaping.

Items for the Next Meeting:

Financial Statement Review

Lake Maintenance

Lattice Repairs

Hydro Jetting of Sewer Lines

Property Survey

The next Board meeting will be held on April 21, 2021 at 4:00 pm.

Glen Grossman adjourned to Executive Session at 5:36 pm.

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Recorder

Date