

**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 April 21, 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

Jackson Chih

Absent: Rob Crandell

Janine O'Brien

Regency Management Group:

Jeff DeMers

Liane Cunningham

Members Present:

Patti Munoz

Vanessa Toureau

Tony Hoang

Stephanie Lee

Lisa Schonbrun

Marc Schonbrun

Irena Boykova

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, Motus Insurance is hosting a webinar tonight at 6:30pm regarding individual earthquake policies, gardening requests should be submitted to Regency, speed bumps installed and are working really well. He also thanked Neil & Irina for updating the website and requested that they distribute "Living in the Glen" to the residents. He also mentioned that he attended the ECHO program on HOAs and recent case law and found it very interesting, please be considerate of your neighbors, some sleep late and some work from home. There will be a Special Board Meeting on May 3, 2021 at 5:00pm to discuss the insurance renewal and Maria Fajardo from Socher will be in attending.

Secretary Report – Lindsay Munoz, Secretary

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

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

Executive Session – Update – March 17, 2021 – The Board discussed infraction issues and authorized Guest Parking reminder letters be sent.

Treasurer Report – Jackson Chih, Treasurer

Liane Cunningham provided a report of the Association's financial condition as of March 31, 2021.

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Operating Fund

Balance Sheet - Operating

- Cash in Bank
 - Alliance Bank - \$659.70
- Account Receivable net amount of \$530.00

Income Statement - Operating

- Revenue - Total operating revenue billed for the month was \$14,139.34.
- Expenses – The total operating expenses for the month were \$12,202.14, resulting in a year-to-date operating fund loss of \$1,659.41.

Reserve Fund

Balance Sheet - Reserve

- Cash in the Reserve Fund - \$556,778.07
 - Charles Schwab (Reserve) – \$356,778.07
 - Beal Bank CD (Reserve) - \$200,000.00

Income Statement - Reserve

- Revenue – Total reserve revenue for the year is \$20,914.60.
- Expenses – Total reserve expenses for the year are \$10,511.69 resulting in a year-to-date excess of \$10,402.91.

Financial Statement Review – Each Board member confirmed that they have reviewed the March 31, 2021 financial statements.

Lake

The Board discussed the service history report provide by Solitude Lake Management. This item will be deleted from the agenda.

Unfinished Business

Property Survey – Polaris Consulting has not completed the survey. However, Regency has informed the Board that the stakes seen around the complex reflect the property lines and would recommend installing three-foot rebar where the stakes are and paint red.

Motion: Glen Grossman moved approval of the installation of three-foot rebar. Lindsay Munoz seconded the motion. Motion carried.

Hydro Jetting of Storm Drains – The Board discussed the need to hydro jet the storm drains. Regency informed the Board that Everclear Hydro Jetting charges \$525.00 for the first hour and then \$175.00 per additional hour. The last time the storm drains were cleaned was in October 2019 by Everclear Hydro Jetting.

Motion: Glen Grossman moved approval of hydro jetting the storm drains at a price not to exceed \$2,000.00. Lindsay Munoz seconded the motion. Motion carried.

Tennis Court Fence/Entrance – This will be discussed at the next meeting after Regency meets with Glen Grossman and Lindsay Munoz for a scope of work.

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New Business

Architectural Change Applications:

#90 – Kessler – Interior Upgrades & Deck – Conditionally Approved

#98 – Crandell/Doan – Wrought Iron Gate – Conditionally Approved

Use of Glen Lake Drive – The Board discussed the temporary rule suspension regarding the use of Glen Lake Drive for chairs and kiddie pools. At this time the Board has decided to not take any action on this item, and it will be removed from the agenda.

2021-22 Insurance Renewal – This item will be discussed at the Special Board of Directors meeting scheduled for Monday, May 3, 2021 at 5:00pm.

Curb Damage by Greenwaste – The Board discussed the damage to the curb that was done by Greenwaste. After discussion, the Board decided to not take any action, and this will be removed from the agenda.

Adoption of Revised Declaration of Candidacy – The Board reviewed the revised Declaration of Candidacy form. After discussion, the Board approved the revised form.

Motion: Glen Grossman moved approval of the revised Declaration of Candidacy form. Jackson Chih seconded the motion. Motion carried.

Board Resolution for Lattice Responsibility – Attorney Steve White originally assumed the Board had no responsibility for maintaining lattices because the CC&Rs do not mention responsibility for lattices and recent Reserve Studies did not reserve for that item. When it was pointed out that Reserve Studies for 2008 - 2011 did reserve for lattice work, he changed his opinion. Regency believes this is a very gray area because not every unit has lattice so why should owners without lattice have to pay for owners who do have lattice. Furthermore, Regency has never seen an Association with responsibility for lattices. A former Board member says the Association paints the lattices when it paints the units, has repaired lattice work in the past, and the Association has instructed owners that the lattices are to be plant-free. Regency previously conducted a survey on the lattices through the complex and has estimated the lattice work could cost \$20,000.00 to \$40,000.00. After discussion, the Board approved having Steve White review the Reserve Studies and provide an opinion on who is responsible for the lattices.

Motion: Glen Grossman moved approval of obtaining a legal opinion from Steve White after he has reviewed the Reserve Studies. Lindsay Munoz seconded the motion. Motion carried 2-1, Jackson Chih opposed.

Barbeque Grill Regulations – Fire and liability insurance is required by the CC&Rs. Among other requirements, for HOA directors to avoid personal liability, the HOA must have at least \$500,000.00 coverage for general liability. Because there is only one (1) carrier willing to insure the HOA at a reasonable cost and because that carrier requires that the HOA prohibit the use or storage of grills within ten (10) feet of a structure, we have to change the Rules and Regulations to prohibit the use or storage of

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barbeque grills within ten feet of a structure. The Board will propose such a rule for the next Board 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 inquired if the City of Pacific Grove has been contacted regarding painting the curb on Piedmont Ave red and if Congressman Jimmy Panetta has been contacted regarding mail not being delivered consistently to the complex.

Open Session

The members present had questions regarding the insurance renewal, barbeque restrictions and allowing infrared barbeques. The members present also thanked the Board and noted that cigarette butts are being left around the complex.

Items for the Next Meeting:

Financial Statement Review

Lake Maintenance

Lattice Repairs

Property Survey

Landscape Upgrades

2022 Reserve Study

The next Special Board meeting will be held on May 3, 2021 at 5:00pm.

The next Board meeting will be held on May 19, 2021 at 4:00 pm.

Glen Grossman adjourned at 5:36 pm.

Recorder

Date