

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 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

Janine O'Brien

Absent: Rob Crandell

Regency Management Group:

Liane Cunningham

Members Present:

Patti Munoz

Jesalee LaPatra

Diane Hardcastle

Lisa Schonbrun

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. He also reported that the insurance policy does not mention that BBQs cannot be stored near the residence, just that they cannot be used within 10 feet. He also reported that the Board walked with Regency regarding the property line and The Glen owns a lot more land than was originally thought.

Secretary Report – Lindsay Munoz, Secretary

Lindsay Munoz asked for comments on the Board meeting minutes June 16, 2021, and the Executive Session minutes from June 24, 2021, and July 8, 2021.

Motion: Glen Grossman moved approval of the Board meeting minutes from June 16, 2021, and the Executive Session minutes from June 24, 2021, and July 8, 2021, as written. Janine O'Brien seconded the motion. Motion carried.

Executive Session Update – June 24, 2021 – The Board discussed the draft governing documents.

Executive Session Update – July 8, 2021 – The Board discussed the termite section of the draft governing documents.

Treasurer Report – Jackson Chih, Treasurer

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

The Glen of Pacific Grove Homeowners Association
24571 Silver Cloud Court Suite 101
Monterey, CA 93940
(831) 647-2442

Operating Fund

Balance Sheet - Operating

- Cash in Bank
 - Alliance Bank - \$11,017.67
- Account Receivable net amount of \$765.00

Income Statement - Operating

- Revenue - Total operating revenue billed for the month was \$14,039.54.
- Expenses – The total operating expenses for the month were \$13,485.65, resulting in a year-to-date operating fund loss of \$3,105.57.

Reserve Fund

Balance Sheet - Reserve

- Cash in the Reserve Fund - \$562,925.99
 - Charles Schwab (Reserve) – \$562,925.99

Income Statement - Reserve

- Revenue – Total reserve revenue for the year is \$34,862.52.
- Expenses – Total reserve expenses for the year are \$26,696.04 resulting in a year-to-date excess of \$8,166.48.

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

Unfinished Business

Lattice Responsibility – The Board informed the members present that the Association would be responsible for the repairs and maintenance of just the Common Area lattices. However, after some questions from the members presents, the Board agreed to discuss this further at the next meeting.

Governing Documents – Update – The Board informed the members present that they have been working with the attorney and the final draft is almost ready to be sent to the membership for voting.

Property Survey – This was covered during the Presidents Report.

New Business

Architectural Change Applications:

#44 – Giannini – Paint Front Door – Approved

#50 – Grossman/Pellarin – Grind Concrete on Patio – Conditionally Approved

Thirty (30) Foot Trucks – The Board discussed the number of oversized vehicles coming through the gate recently and asked Regency when the security camera will be installed. Regency informed the Board that the camera has been out of stock with AT&T but will be checking other places.

Meeting Date Change – 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.

The Glen of Pacific Grove Homeowners Association
24571 Silver Cloud Court Suite 101
Monterey, CA 93940
(831) 647-2442

Board Member Comments

None

Open Session

The members present had questions regarding the lattice responsibilities, cleaning of drains and oversized vehicles.

Items for the Next Meeting:

Financial Statement Review

Lattice Responsibility

Meeting Date Change

The next Board meeting will be held on August 18, 2021, at 4:00 pm.

Glen Grossman adjourned to Executive Session at 4:36 pm.

Recorder

Date