

**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 November 17, 2021, via Zoom Video Conference Call and viewing was made available to members at the Regency office located at 24571 Silver Cloud Court Suite 101, Monterey, CA. The meeting was called to order at 4:10 pm and a quorum was established.

The following Board members were present:

Lindsay Munoz
Glen Grossman
Jackson Chih
Rob Crandell
Marc Schonbrun

Regency Management Group:
Liane Cunningham

Members Present:

Patti Munoz Lisa Schonbrun
Diane Hardcastle Lorraine Giannini

Election of Officers

Glen Grossman – President
Jackson Chih – Vice President/Treasurer
Lindsay Munoz – Secretary
Rob Crandell – Director at Large
Marc Schonbrun – Director at Large

Appoint Committees

Community Committee – Patti Munoz, Chair
Landscape Committee – Patti Munoz, Chair
New Resident Information Committee – Betty Lauritsen, Chair
Website Committee – Neil & Irina Shea, Co-Chairs
Election Committee – Neil Shea, Inspector of Elections
Architectural Control Committee – Board of Directors

Officers Reports

Presidents Report – Glen Grossman, President
None

Secretary Report – Lindsay Munoz, Secretary

Lindsay Munoz asked for comments on the Board meeting minutes from October 20, 2021, and the Annual Informational meeting minutes from November 18, 2020.

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Motion: Glen Grossman moved approval of the Board meeting minutes from October 20, 2021, and the Annual Informational meeting minutes from November 18, 2020, as written. Lindsay Munoz seconded the motion. Motion carried. Marc Schonbrun abstained.

Executive Session Update – October 20, 2021 – The Board discussed the tree project contract.

Treasurer Report – Jackson Chih, Treasurer

The financials from October 2021 will be discussed at the next meeting.

Unfinished Business

Governing Documents – Update – The Board informed the members present that they have been working with the attorney to update the governing documents and the pre-ballot notice will be sent to the membership on December 1, 2021, in preparation for the final draft to be sent to the membership for voting.

2022 Budget/Reserve Study – The Board discussed the proposed 2022 budget and reserve study.

Motion: Glen Grossman moved approval of the 2022 budget and reserve study with an increase to the monthly dues from \$350.00 to \$380.00. Rob Crandell seconded the motion. Motion carried 3-2, Marc Schonbrun and Lindsay Munoz Opposed.

Meeting Date Change – The Board discussed changing the meeting date for 2022. After discussion, the Board will keep the meeting date on the third Wednesday of every month, however, the meeting will start at 5:00pm instead of 4:00pm.

Motion: Glen Grossman moved approval of changing the meeting start time in 2022 from 4:00pm to 5:00pm. Lindsay Munoz seconded the motion. Motion carried.

CAI Membership – The Board discussed becoming a member of CAI. After discussion, the Board approved becoming a member of CAI.

Motion: Glen Grossman moved approval of purchasing a CAI membership in the amount of \$295.00. Rob Crandell seconded the motion. Motion carried 4-1, Marc Schonbrun Opposed.

ECHO Membership Renewal – The Board discussed renewing their membership with ECHO. After discussion, the Board approved to renew their membership with ECHO and reversed their prior decision of becoming a member of CAI.

Motion: Glen Grossman moved approval of renewing their ECHO membership in the amount of \$335.00. Lindsay Munoz seconded the motion. Motion carried 4-1, Marc Schonbrun Opposed.

Lake Clean-up – This item will be removed from the agenda and no further action will be needed.

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New Business

Architectural Change Applications:

#50 – Pellarin/Grossman – Landscape Upgrades – Conditionally Approved

Tree Project – The Board informed the members present that they have entered into a contract with Tope’s Tree Service for the upcoming tree project.

Christmas Bonuses – The Board approved giving Christmas bonuses to specific workers at the complex. During this conversation, the Board also approved giving Christmas bonuses to Regency Management Group. The bonuses total \$450.00.

Landscape – Additional Hours – This item will be removed from the agenda and no further action will be needed.

Board Training – This item will be discussed at the next meeting.

Exterior Repairs – The Board discussed the repairs needed at #74 and #26. These repairs consist of replacing the trim boards and sill plates on the window at #74 and resealing the joint and resealing the flashing above the French Doors at #26. After discussion, the Board approved the costs for the repairs at a price of \$1,665.00.

Motion: Glen Grossman moved approval of repairs at #74 and #26 at a price of \$1,665.00. Marc Schonbrun seconded the motion. Motion carried.

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 when the gutter cleaning was taking place and the need for a December Board meeting.

Open Session

The members present had concerns regarding moss growing on their roof, a fallen tree and the dues increasing in 2022. The members present also expressed their gratitude to Marc Schonbrun for joining the Board.

Items for the Next Meeting:

Financial Statement Review

Governing Documents - Update

Board Training

Spark Arrestor

The next Board meeting will be held on December 15, 2021, at 4:00 pm.

Glen Grossman adjourned to Executive Session at 5:46 pm.

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Recorder

Date