

**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 16, 2022, 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 5:00 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	Jeffrie Price
Neil Shea	Irena Shea	Vanessa Toureau
Sheila Munoz-Flores	Al Munoz-Flores	

**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 16, 2022.

**Motion:** Glen Grossman moved approval of the Board meeting minutes from February 16, 2022, as written. Marc Schonbrun seconded the motion. Motion carried.

**Treasurer Report – Jackson Chih, Treasurer**

Liane Cunningham provided a report of the Association's financial condition as of January 31, 2022.

**Operating Fund**

**Balance Sheet - Operating**

- Cash in Bank
  - Alliance Bank - \$21,338.84
- Account Receivable net amount of \$180.00

**Income Statement - Operating**

- Revenue - Total operating revenue billed for the month was \$15,335.56.
- Expenses – The total operating expenses for the month were \$13,438.88 resulting in a year-to-date operating fund excess of \$5,413.69.

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**Reserve Fund**

**Balance Sheet - Reserve**

- Cash in the Reserve Fund
  - Charles Schwab (Reserve) – \$567,026.85

**Income Statement - Reserve**

- Revenue – Total reserve revenue for the year is \$14,939.91.
- Expenses – Total reserve expenses for the year are \$22,933.58.

Financial Statement Review – Each Board member confirmed that they have reviewed the January 2022 financial statements.

**Unfinished Business**

Governing Documents – Ballot – At the time of the meeting, 44 members had returned their ballot. A member quorum of 75% (45 ballots) is necessary for opening and counting. Regency will be contacting owners who have not voted asking them to please submit their ballot, so a count can be conducted.

Motus Earthquake Program Renewal – The Board will discuss this at the May meeting after the enrollment period to see how many homeowners have opted in.

**New Business**

Architectural Change Applications

#50 – Pellarin/Grossman – Water Descaler – Denied

#50 – Pellarin/Grossman – Retaining Wall – Denied

#50 – Pellarin/Grossman – Drainline Repair – Denied, Regency will repair.

Parking Enforcement – The Board will discuss this at a future meeting once the proposed Governing Documents pass.

Gate Maintenance – The Board discussed the estimates from CCOI to replace one (1) system battery, two (2) loop detectors and two (2) 1” flange hinges for the Entrance gate. They also discussed the estimate provided from CCOI to replace one (1) system battery and two (2) loop detectors for the Exit gate. After discussion, the Board approved the estimates in the amount of \$3,310.00.

**Motion:** Glen Grossman moved approval of estimates from CCOI in the amount of \$3,310.00. Marc Schonbrun seconded the motion. Motion carried.

2022 Projects – Seal Coat – The Board approved to push the seal coat out one (1) year and will discuss this project in 2023.

2022 Projects – Lattice Replacement/Repairs – Regency updated the Board that they are still meeting with contractors and will have an update at the next meeting.

2022 Projects – Hydro-jetting – The Board reviewed the report regarding the storm drains that need to be hydro-jetted and approved Regency to schedule the work with Everclear Hydro-Jetting.

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ARC Fees – The Board discussed charging homeowners a one-time non-refundable charge of \$95.00 per Architectural Control Change application. The charge will be for Regency to do an inspection of the project within thirty (30) days after completion of the project to ensure that all conditions are met. After discussion, the Board approved the one-time non-refundable charge of \$95.00. This charge will go into effect once the proposed Governing Documents are passed.

**Motion:** Marc Schonbrun moved approval of the one-time non-refundable charge of \$95.00 to be paid by the homeowner when submitting an Architectural Control Change application. Glen Grossman 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 thanked Board members Marc Schonbrun and Jackson Chih for their willingness to step up and help when needed. They also expressed their gratitude to Patti Munoz for help with the landscaping and Neil and Irena Shea for their work on the website.

**Open Session**

The members present had questions regarding the gate, submitting landscape requests and the \$95.00 ARC charge. The members present also expressed their appreciation for the hard work that the Board and Regency does.

Items for the Next Meeting:  
Financial Statement Review  
Governing Documents - Ballot  
Lattice Replacement Project

The next Board meeting will be held on April 20, 2022, at 5:00 pm.

Glen Grossman adjourned to Executive Session at 6:05 pm.

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Recorder

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Date