

**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 20, 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  
Jeff DeMers

Members Present:

Patti Munoz	Lisa Schonbrun	Duffy Price
Neil Shea	Diane Hardcastle	Vanessa Toureau
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 and that Motus Project is holding a webinar that night at 6:30pm and encouraged residents to attend to learn about the project.

**Secretary Report – Lindsay Munoz, Secretary**

Lindsay Munoz asked for comments on the Board meeting minutes from March 16, 2022.

**Motion:** Glen Grossman moved approval of the Board meeting minutes from March 16, 2022, as written. Jackson Chih seconded the motion. Motion carried.

Executive Session Update – March 16, 2022 – The Board discussed a parking accommodation request.

**Treasurer Report – Jackson Chih, Treasurer**

Liane Cunningham provided a report of the Association's financial condition as of February 28, 2022.

**Operating Fund**

**Balance Sheet - Operating**

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

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**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.

**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 February 2022 financial statements.

**Unfinished Business**

Governing Documents – Ballot – The ballots were opened by the inspector of elections; Neil Shea and the following were tabulated:

- |                          |                   |
|--------------------------|-------------------|
| 1. Second Restated CC&Rs | 32 For 15 Against |
| 2. First Restated Bylaws | 34 For 13 Against |

The proposed Second Restated CC&Rs failed as the number of “For” votes needed to be 45 for the ballot measure to pass. However, the proposed First Restated Bylaws passed.

The Board of Directors will be discussing the next steps for the CC&R’s at the next Board meeting and encourage all members to attend the meeting.

2022 Projects – Lattice Replacement/Repairs – The Board discussed the three (3) estimates provided for the replacement/repairs of the lattices throughout the community. After discussion, the Board approved the estimate from EKIM Painting in the amount of \$24,200.00.

**Motion:** Glen Grossman moved approval of the estimate from EKIM Painting in the amount of \$24,200.00. Marc Schonbrun seconded the motion. Motion carried.

2022 Projects – Hydro-jetting – Regency updated the Board on the project. We are still waiting on the start date from Everclear Hydro-Jetting and once the project has been scheduled a notice will be sent to the membership.

**New Business**

Architectural Change Applications

#50 – Pellarin/Grossman – Paint Metal Fence – Conditionally Approved

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Exterior Repairs - #65 & #78 – The Board discussed the estimates provided for the exterior repairs to #65 and #78. After discussion, the Board approved Regency Management Group doing the repairs at an estimated cost of \$2,620.00.

**Motion:** Glen Grossman moved approval of the estimate from Regency in the amount of \$2,620.00. Rob Crandell seconded the motion. Motion carried.

Termites/Dry Rot/Routine Inspections – The Board discussed the current Termite Policy and after discussion approved that no changes needed to be made and this item will be removed from the agenda.

2022-23 Insurance Renewal – The Board reviewed the insurance renewal for 2022-23.

**Motion:** Glen Grossman moved approval of the 2022-23 insurance renewal with an increase to the premium; total premium \$23,317.55. Lindsay Munoz seconded the motion. Motion carried.

Gate Damage – The Board discussed the recent damage to the gate and asked Regency for an update on the installation of the security camera. Regency updated the Board on the camera situation. In order to install the security camera, a wireless line will need to be installed. The cost for the wireless line would be an additional \$65.00 per month plus taxes and fees. After discussion, the Board approved the wireless line.

**Motion:** Glen Grossman moved approval of purchasing a wireless line in the amount of \$65.00 per month plus taxes and fees. Rob Crandell seconded the motion. Motion carried 4-1, Marc Schonbrun Opposed.

### **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 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 and weed spraying. 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

The next Board meeting will be held on May 18, 2022, at 5:00 pm.

Glen Grossman adjourned the meeting at 5:58 pm.

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Recorder

Date