

**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 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:

Glen Grossman  
Jackson Chih  
Rob Crandell  
Marc Schonbrun  
Lindsay Munoz – Joined at 5:10pm

Regency Management Group:  
Liane Cunningham

Members Present:

Lisa Schonbrun	Mark Evans	Karen Kessler
Dianna Cava	Al Munoz-Flores	Sheila Munoz-Flores

**Officers Reports**

**Presidents Report – Glen Grossman, President**

Glen Grossman reported that the meeting was being recorded for preparation of minutes and he wanted to thank Jackson Chih and Regency for working with Solitude Lake regarding the condition of the lake.

**Secretary Report – Lindsay Munoz, Secretary**

Glen Grossman asked for comments on the Board meeting minutes from June 15, 2022.

**Motion:** Glen Grossman moved approval of the Board meeting minutes from June 15, 2022, as written. Rob Crandell seconded the motion. Motion carried. Lindsay Munoz abstained.

**Treasurer Report – Jackson Chih, Treasurer**

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

**Operating Fund**

**Balance Sheet - Operating**

- Cash in Bank
  - Alliance Bank - \$2,953.22
- Account Receivable net amount of \$492.00

**Income Statement - Operating**

- Revenue - Total operating revenue billed for the month was \$15,335.46.
- Expenses – The total operating expenses for the month were \$13,637.01 resulting in a year-to-date operating fund excess of \$5,946.72.

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**Reserve Fund**

**Balance Sheet - Reserve**

- Cash in the Reserve Fund
  - Charles Schwab (Reserve) – \$107,920.55
  - Beal Bank CD (Reserve) - \$130,000.00
  - Goldman Sachs CD (Reserve) - \$250,000.00
  - First National Bank (Reserve) - \$100,000.00

**Income Statement - Reserve**

- Revenue – Total reserve revenue for the year is \$37,345.61.
- Expenses – Total reserve expenses for the year are \$25,052.99.

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

Donation to the Church – The Board discussed the monthly donation to First Church of God. After discussion, the Board has approved stopping the monthly donation.

**Motion:** Glen Grossman moved approval of stopping the monthly donation to First Church of God. Marc Schonbrun seconded the motion. Motion carried.

**Unfinished Business**

Governing Documents – Regency updated the Board that the attorney is working on a draft for the CC&R's and will send them over to them as soon as they are received.

Gate Phone Service/Security Camera – The Board discussed trying a different kind of security camera that will not require adding an additional phone line. Marc proposed starting with one (1) camera near the gate and he will purchase the camera to make sure that it will work. After discussion, the Board approved testing out one (1) security camera near the gate. An additional update will be provided at the next meeting along with options for a new gate phone line.

**Motion:** Marc Schonbrun moved approval of testing one (1) security camera near the gate. Glen Grossman seconded the motion. Motion carried.

**New Business**

Architectural Change Applications

#76 – Loomis – Replace Windows – Conditionally Approved

Tennis Court Net – This item will be discussed at the next meeting.

Lake Condition – The Board discussed the condition of the lake and updated the members present on what Lake Solitude has done to date to help the lake. The Board also discussed the need to aerate the lake and will be discussing this further at the next meeting.

Garage Sales – The Board discussed having a community wide garage sale and appointed Lisa Schonbrun to plan the garage sale. An additional update will be provided at the next meeting.

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Tree Project – The Board discussed the estimate provided by Tope’s Tree Service for the upcoming tree project. After discussion, the Board approved the estimate in the amount of \$4,300.00

**Motion:** Glen Grossman moved approval of the estimate from Tope’s Tree Service in the amount of \$4,300.00. Lindsay Munoz seconded the motion. Motion carried.

Dry Rot Repairs at #69 – The Board discussed the estimate provided for the dry rot repairs at #69. After discussion, the Board approved Regency Management Group doing the repairs at a cost of \$2,425.00.

**Motion:** Glen Grossman moved approval of the estimate from Regency Management Group in the amount of \$2,425.00. Lindsay Munoz seconded the motion. Motion carried.

Animal Abatement – No action was taken, and this item will be removed from the agenda.

**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 discussed adding the skateboard park proposal to the agenda for the next meeting for discussion.

**Open Session**

The members present made comments on the skateboard park proposal, landscaping, parking and possible dates for the garage sale.

**Items for the Next Meeting:**

- Financial Statement Review
- Governing Documents
- Gate Phone Service/Security Camera
- Tennis Court Net
- Aeration/Lake Dredge
- Finance Committee
- Skateboard Park
- Garage Sale

The next Board meeting will be held on August 17, 2022, at 5:00 pm.

Glen Grossman adjourned the meeting to Executive Session at 6:06 pm.

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Recorder

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Date