

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 August 17, 2022, via Zoom Video Conference Call. 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 5:15pm

Regency Management Group:

Liane Cunningham
Joseph Violi

Members Present:

Lisa Schonbrun	Peggy Field	Lorraine Giannini
Paul Giannini	Neil Shea	Jesalee LaPatra
Patti Munoz		

Officers Reports

Presidents Report – Glen Grossman, President

Glen Grossman reported that the meeting was being recorded for preparation of minutes.

Secretary Report – Lindsay Munoz, Secretary

Glen Grossman asked for comments on the Board meeting minutes from July 20, 2022.

Motion: Glen Grossman moved approval of the Board meeting minutes from July 20, 2022, as written. Rob Crandell seconded the motion. Motion carried.

Motion: Glen Grossman moved approval of the Executive Session meeting minutes from July 20, 2022, as written. Marc Schonbrun seconded the motion. Motion carried.

Executive Session Update – July 20, 2022 – The Board discussed rule violations, parking accommodation and request for termite inspection.

Treasurer Report – Jackson Chih, Treasurer

Liane Cunningham provided a report of the Association's financial condition as of June 30, 2022.

Operating Fund

Balance Sheet - Operating

- Cash in Bank
 - Alliance Bank - \$1,568.97

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- Account Receivable net amount of \$180.00

Income Statement - Operating

- Revenue - Total operating revenue billed for the month was \$15,335.27.
- Expenses – The total operating expenses for the month were \$14,055.83 resulting in a year-to-date operating fund excess of \$7,226.16.

Reserve Fund

Balance Sheet - Reserve

- Cash in the Reserve Fund
 - Charles Schwab (Reserve) – \$115,059.43
 - 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 June 2022 financial statements.

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 –Marc updated the Board that he has purchased one (1) security camera and will be testing it before installing it near the gate. Regency also updated the Board that they currently were not under a contract with AT&T for their phone service. However, Regency informed the Board that AT&T would offer the same services for \$105.00 per month plus taxes. After discussion, the Board decided to discuss this further in Executive Session.

Tennis Court Net – The Board discussed the estimate from DH Distribution to replace the tennis court net. After discussion, the Board approved the estimate in the amount of \$603.42.

Motion: Glen Grossman moved approval of the estimate from DH Distribution in the amount of \$603.42. Marc Schonbrun seconded the motion. Motion carried.

Garage Sales – Lisa Schonbrun updated the Board that the community wide garage sale is scheduled for the last Saturday in September.

New Business

Architectural Change Applications

#94 – Chih – Electrical Work – Approved

Pond Aeration/Lake Dredge – The Board discussed the condition of the lake and updated the members present on what Solitude Lake has done to date to help the lake. The Board also authorized Regency to contract Solitude Lake regarding the next steps for the duckweed removal.

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Skateboard Park – The Board discussed the skateboard park that the City of Pacific Grove has proposed to add near Arnett Park. After discussion, the Board approved Marc to a SurveyMonkey link and authorized Regency to send out to the owners.

Motion: Glen Grossman moved approval of Regency sending a SurveyMonkey link to the owners regarding the skateboard park. Marc Schonbrun seconded the motion. Motion carried.

Finance Committee – The Board appointed Jackson Chih and Glen Grossman to the Finance Committee with Marc Schonbrun as the alternate.

Motion: Glen Grossman moved approval of the Finance Committee appointment. Lindsay Munoz seconded the motion. Motion carried.

ECHO Workshop on Financial Management and Reserves – The Board discussed the upcoming ECHO workshop scheduled for Saturday, September 17, 2022. After discussion, the Board approved registering Glen to attend the workshop.

Motion: Glen Grossman moved approval of attending the ECHO workshop. Rob Crandell seconded the motion. Motion carried. Glen Grossman abstained.

No Pet Signs – The Board discussed adding “No Pet” Signs around The Glen. After discussion, the Board authorized Regency to send a notice to residents reminding them where animals can relieve themselves.

Tree Root Survey – The Board discussed the need to conduct an inspection on the tree roots throughout the community and authorized Regency to conduct the survey for discussion at the next meeting.

Delivery of Board Packets – The Board discussed when the Board packets were being delivered and asked Regency to deliver the packets by the Friday before the meeting.

Inspector of Elections – The Board discussed the upcoming Annual meeting and appointed Neil Shea as the Inspector of Elections.

Committee Reports

The Board accepted all written committee reports from the committee chairs or members. The Landscape Committee provided an oral report and New Resident Committee submitted a written report this month.

Board Member Comments

The Board discussed the need to have the lights cleaned and authorized Jeff Hobbs to clean the lights.

Open Session

The members present made comments on the skateboard park proposal, landscaping, and attending the ECHO workshop.

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Items for the Next Meeting:
Financial Statement Review
Governing Documents
Security Camera

The next Board meeting will be held on September 21, 2022, at 5:00 pm.

Glen Grossman adjourned the meeting to Executive Session at 6:02 pm.

Recorder

Date