

**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 October 19, 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  
Marc Schonbrun  
Lindsay Munoz  
Rob Crandell

Regency Management Group:

Liane Cunningham

Members Present:

Lisa Schonbrun	Lorraine Giannini	Diane Hardcastle
Patti Munoz	Vanessa Toureau	Dianna Cava
Jesalee LaPatra	Neil Shea	Irina Shea

**Officers Reports**

**Presidents Report – Glen Grossman, President**

Glen Grossman reported that the meeting was being recorded for preparation of minutes. He also informed the members present that the City of Pacific Grove denied the permit for the tree removal, but Tope's Tree Services is working on an appeal. He thanked Lisa and Marc for their help with the garage sale and the removal of the yellow jackets. He also commented on how well Joe's Window Cleaning did with the cleaning of the gutters.

**Secretary Report – Lindsay Munoz, Secretary**

Lindsay Munoz asked for comments on the Board meeting minutes from September 21, 2022.

**Motion:** Glen Grossman moved approval of the Board meeting minutes from September 21, 2022, as written. Marc Schonbrun seconded the motion. Motion carried.

Executive Session Update – September 21, 2022 – The Board discussed rule violations and sealcoat project.

**Treasurer Report – Jackson Chih, Treasurer**

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

**Operating Fund**

**Balance Sheet - Operating**

- Cash in Bank
  - Alliance Bank - \$12,208.58

**The Glen of Pacific Grove Homeowners Association**  
**24571 Silver Cloud Court Suite 101**  
**Monterey, CA 93940**  
**(831) 647-2442**

- Account Receivable net amount of \$240.00

**Income Statement - Operating**

- Revenue - Total operating revenue billed for the month was \$15,335.62.
- Expenses – The total operating expenses for the month were \$13,540.88 resulting in a year-to-date operating fund excess of \$10,044.44.

**Reserve Fund**

**Balance Sheet - Reserve**

- Cash in the Reserve Fund
  - Charles Schwab (Reserve) – \$84,344.31
    - i. Beal Bank CD (Reserve) - \$130,000.00
    - ii. Goldman Sachs CD (Reserve) - \$250,000.00
    - iii. First National Bank (Reserve) - \$100,000.00

**Income Statement - Reserve**

- Revenue – Total reserve revenue for the year is \$60,265.92.
- Expenses – Total reserve expenses for the year are \$60,365.81.

Financial Statement Review – Each Board member confirmed that they have reviewed the August 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.

Skateboard Park – The Board discussed the skateboard park that the City of Pacific Grove has proposed to install near Arnett Park. During this discussion, Lisa Schonbrun informed the Board that she has been attending these meetings and the committee does not even want Arnett Park for the proposed skateboard park. The parking for cars is only on one side and when the city was scouting this area, they noted that as well and how messy the traffic would be. The committee also recognizes that Arnett Park is too far from the middle of Pacific Grove and the park is used as a backyard for the residents that are in the area. Lisa also informed the Board the skateboard park committee had no idea that the parcel near Arnett Park belonged to The Glen of Pacific Grove and recommended that the Board never give this parcel away.

**New Business**

Architectural Change Applications

#50 – Grossman/Pellarin – Install Antenna – Approved

Email Communication – Dryer Vents – The Board discussed sending a reminder to homeowners regarding the cleaning of dryer vents and authorized Marc Schonbrun to write the reminder and Regency to send to all residents.

Email Communication – Emergency Situations – The Board discussed the needs to set up another form of communication during an emergency when Neil is on a vacation and authorized Marc Schonbrun to work with Neil Shea on this.

**The Glen of Pacific Grove Homeowners Association**  
**24571 Silver Cloud Court Suite 101**  
**Monterey, CA 93940**  
**(831) 647-2442**

2023 Monthly Reserve Transfer – The Board, as required by law approved the 2023 annual reserve transfers; approval for large transfers require any transfer greater than \$10,000 or 5% of an association’s total combine reserve and operating account deposits, whichever is lower, shall not be authorized from the association’s reserve or operating accounts without prior written board approval.

**Motion:** Glen Grossman moved approval of twelve (12) monthly transfers from the Operating Fund to the Reserve Fund in the amount of \$8,659.59 representing the reserve transfers approved via the 2023 budget. Marc Schonbrun seconded the motion. Motion carried.

Roof Cleaning - #36 – The Board discussed the request from the resident to have their roof cleaned and examined for animal droppings. After discussion, the Board denied the request and asked for this item to be removed from the agenda.

Erosion Issues - #110 – The Board discussed the concerns of erosion from the resident. During this discussion, Regency informed the Board that an engineer looked at this and sees no evidence of erosion. However, if the Board wanted to be proactive, he recommended draining down the lake a little and installing boulders. After discussion, the Board authorized Regency to have Solitude Lake look at this and provide their recommendation.

Yellow Jacket Removal Payment – The Board discussed the yellow jacket removal payment and authorized Regency to reimburse Marc Schonbrun \$220.00, which was the price for the removal.

**Motion:** Glen Grossman moved approval of reimbursing Marc \$220.00 for the yellow jacket removal. Rob Crandell seconded the motion. Motion carried. Marc Schonbrun abstained.

**Committee Reports**

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

**Board Member Comments**

The Board discussed the upcoming Annual meeting and thanked Marc for clearing the drains after the recent rain.

**Open Session**

The members present had questions regarding landscape and weed spraying.

Items for the Next Meeting:  
Financial Statement Review  
Governing Documents

The next Annual Informational and Board meeting will be held on November 16, 2022, at 5:00 pm.

Glen Grossman adjourned the meeting to Executive Session at 5:52 pm.

**The Glen of Pacific Grove Homeowners Association**  
**24571 Silver Cloud Court Suite 101**  
**Monterey, CA 93940**  
**(831) 647-2442**

---

Recorder

Date