

**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 January 18, 2023, via Zoom Video Conference Call. The meeting was called to order at 5:01 pm and a quorum was established.

The following Board members were present:

Marc Schonbrun  
Glen Grossman  
Jackson Chih  
Lindsay Munoz

Regency Management Group:

Jeff DeMers  
Liane Cunningham

Members Present:

Patti Munoz	Neil Shea	Jeffrie Price
David Pellarin	Lisa Schonbrun	Diane Hardcastle
Erik Jansen	Lorraine Giannini	Dianna Cava
Al Munoz-Flores	Shelia Munoz-Flores	

**Officers Reports**

**Presidents Report – Marc Schonbrun, President**

Marc Schonbrun reported that there were nine (9) unprecedented atmospheric rivers since December 25, 2022. There was a total of 7.1 inches of rain in January alone. There was no water intrusion into any home in 2023, but there was one (1) report of water intrusion in a garage. We were not lucky; we were prepared. Huge thanks to Regency for staying ahead of this and being on call. There is more work that needs to be done such as downspouts, drains and gutters.

**Secretary Report – Lindsay Munoz, Secretary**

Lindsay Munoz asked for comments on the Board meeting minutes from November 16, 2022 and December 21, 2022.

**Motion:** Lindsay Munoz moved approval of the Board meeting minutes from November 16, 2022 and December 21, 2022, as written. Marc Schonbrun seconded the motion. Motion carried.

Executive Session Update – December 21, 2022 – The Board discussed pest control issues.

**Treasurer Report – Glen Grossman, Treasurer**

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

**Operating Fund**

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**Balance Sheet - Operating**

- Cash - Alliance Bank Operating - \$174.01
- Account Receivable net amount of \$1,715.00

**Income Statement - Operating**

- Revenue - Total operating revenue billed for the month was \$15,385.20.
- Expenses – The total operating expenses for the month were \$14,899.59 resulting in a year-to-date operating fund excess of \$8,343.89.

**Reserve Fund**

**Balance Sheet - Reserve**

- Cash in the Reserve Fund
  - Charles Schwab (Reserve) – \$136,316.63
  - Goldman Sachs CD (Reserve) - \$250,000.00
  - First National Bank (Reserve) - \$100,000.00
  - Wells Fargo Bank (Reserve) - \$100,000.00

**Income Statement - Reserve**

- Revenue – Total reserve revenue for the year is \$83,750.24.
- Expenses – Total reserve expenses for the year are \$72,839.81.

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

**Unfinished Business**

Governing Documents – The Board reviewed the draft for the CC&R's and asked Regency to contact the attorney with their requested changes.

Storm Damage Update – Regency updated the Board and the members present regarding damage that happened during the storms. There were two (2) large trees that fell, but they do not belong to The Glen and the homeowner has been contacted. There was also a tree that fell on the roof of a unit, but the only damage was to the roof. Regency also reported that the lake needed to be drained a couple of times and they will continue to monitor it to see if additional draining needs to take place.

Termite Policy – This will be discussed at the next meeting.

Resurrecting the Homelink System – This will be discussed at the next meeting.

**New Business**

Architectural Change Applications

#50 – Grossman/Pellarin – Install French Drain – Conditionally Approved

#65 – Hardcastle – Replace Garage Door - Approved

Repairs at #65 – The Board discussed the repairs request from #65 that resulted from rats. After discussion, the Board denied the request for repairs and reimbursement.

**Motion:** Marc Schonbrun moved approval of denying the repairs and reimbursement request from #65. Jackson Chih seconded the motion. Motion carried 3-1, Glen Grossman Opposed.

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Projects – Dry Rot – This will be discussed at the next meeting.

Projects – Tree Trimming/Removal – The Board discussed the estimate from Tope’s Tree Service for the 2022/2023 winter project. After discussion, the Board approved Tope’s Tree Service at an amount not to exceed \$15,000.00.

**Motion:** Marc Schonbrun moved approval of Tope’s Tree Service at an amount not to exceed \$15,000.00. 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 provided an oral report and the New Resident Committee provided a written report.

The Board discussed adding a Communication Committee and appointed Peggy Field to the committee.

**Motion:** Marc Schonbrun moved approval of Peggy Field being the chair of the Communication Committee. Glen Grossman seconded the motion. Motion carried.

**Board Member Comments**

None

**Open Session**

The members present thanked the Board and Regency for all their hard work during the storms.

Items for the Next Meeting:

Financial Statement Review

Governing Documents

Termite Policy

Resurrecting the Homelink System

Emergency Generators

Flood Insurance

The next Board meeting will be held on February 15, 2023, at 5:00 pm.

Marc Schonbrun adjourned the meeting to Executive Session at 6:20 pm.

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Recorder

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Date