

**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 February 15, 2023, 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:

Marc Schonbrun  
Glen Grossman  
Lindsay Munoz  
Peggy Field  
Neil Shea

Regency Management Group:  
Liane Cunningham

Members Present:

Patti Munoz	Jackson Chih	Jeffrie Price
David Pellarin	Lisa Schonbrun	Diane Hardcastle
Erik Jansen	Vanessa Toureau	Jesalee Laptra
Karen Kessler		

**Board Member Resignation**

The Board accepted the resignation from Jackson Chih.

**Appoint Board Members**

The Board of Directors previously interviewed three (3) candidates to fill the open Board seats. The Board appointed Peggy Field to fill the seat vacated by Jackson Chih and the term will expire in 2023 and Neil Shea to fill the open Board seat and the term will expire 2024.

**Motion:** Marc Schonbrun moved approval to appoint Peggy Field and Neil Shea to fill the open Board seats. Glen Grossman seconded the motion. Motion carried.

**Appoint Committee Members**

Maintenance Committee – Jackson Chih and David Pellarin, Co-Chairs

**Officers Reports**

**Presidents Report – Marc Schonbrun, President**

Marc Schonbrun reported that things have been really quiet around here with the exception of some heavy winds and an emergency tree removal near #9.

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**Secretary Report – Lindsay Munoz, Secretary**

Lindsay Munoz asked for comments on the Board meeting minutes from January 18, 2023.

**Motion:** Lindsay Munoz moved approval of the Board meeting minutes from January 18, 2023, as written. Marc Schonbrun seconded the motion. Motion carried. Peggy Field and Neil Shea abstained.

Executive Session Update – January 18, 2023 – The Board discussed contracts, projects and insurance claims.

**Treasurer Report – Glen Grossman, Treasurer**

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

**Operating Fund**

**Balance Sheet - Operating**

- Cash - Alliance Bank Operating - \$6,987.82
- Account Receivable net amount of \$1,715.00

**Income Statement - Operating**

- Revenue - Total operating revenue billed for the month was \$15,360.24.
- Expenses – The total operating expenses for the month were \$13,711.19 resulting in a year-to-date operating fund excess of \$9,992.94.

**Reserve Fund**

**Balance Sheet - Reserve**

- Cash in the Reserve Fund
  - Charles Schwab (Reserve) – \$143,477.49
  - 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 \$91,415.10.
- Expenses – Total reserve expenses for the year are \$81,310.39.

Financial Statement Review – Each Board member (with the exception of the new Board members) confirmed that they have reviewed the December 2022 financial statements.

Charles Schwab Reserve Account Resolution – The Board reviewed the resolution and approved adding all Board members to the account.

**Unfinished Business**

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

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

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Projects – Dry Rot – Regency updated the Board that they are still working on getting additional bids, however, they did approve to award the contract to Ekim's estimate at a price not to exceed \$137,840.00.

**Motion:** Marc Schonbrun moved approval of the estimate from Ekim at a price not to exceed \$137,840.00. Glen Grossman seconded the motion. Motion carried.

Projects – Downspouts – This will be discussed at the next meeting.

Projects – Drains – This will be discussed at the next meeting.

**New Business**

Architectural Change Applications – None

Architectural/Design Review Policy – The Board discussed the need to draft an Architectural/Design Review Policy and asked Regency to provide a draft for the Board to review.

Flood Insurance – This will be discussed at the next meeting to allow Regency time to ask Socher to attend the next meeting.

Emergency Generators – Due to the recent power outages, the Board discussed generators. During this discussion, the Board discussed the difference between gas generators and battery powered wall back-ups. The Board approved not to allow gas generators due to the noise complaints and approved battery powered wall back-ups.

**Motion:** Marc Schonbrun moved approval of not allowing gas generators. Glen Grossman seconded the motion. Motion carried.

**Motion:** Marc Schonbrun moved approval of allowing battery powered wall back-ups. Neil Shea seconded the motion. Motion carried 3-1, Glen Grossman Opposed and Lindsay Munoz abstained.

**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.

**Board Member Comments**

The Board discussed the Officer positions and approved the following:

President – Marc Schonbrun  
Vice President – Lindsay Munoz  
Secretary – Peggy Field  
Treasurer – Glen Grossman  
Director at Large – Neil Shea

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**Motion:** Marc Schonbrun moved approval of the election of officers. Glen Grossman seconded the motion. Motion carried.

**Open Session**

The members present thanked the Board and Regency for all their hard work during the storms and they had questions on the Maintenance Committee.

Items for the Next Meeting:  
Financial Statement Review  
Governing Documents/Termite Policy  
Resurrecting the Homelink System  
Flood Insurance

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

Marc Schonbrun adjourned the meeting to Executive Session at 5:51 pm.

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Recorder

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Date