

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 24, 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
Neil Shea
Peggy Field
Lindsay Munoz

Regency Management Group:
Liane Cunningham

Members Present:

Lisa Schonbrun	Patti Munoz	Lorraine Giannini	Jeffrie Price
Betty Lauritsen	Duffy Price	Diane Hardcastle	Stephanie Lee
Jesalee Lapatra	Michael Levis	Deborah Levis	

Officers Reports

Presidents Report – Marc Schonbrun, President

Marc Schonbrun informed the members present that the dry rot project is going well. He also reported that things have been quiet.

Secretary Report – Peggy Field Secretary

Peggy Field asked for comments on the Board meeting minutes from June 21, 2023, July 27, 2023, and the Executive Session minutes from July 21, 2023.

Motion: Marc Schonbrun moved approval of the Board meeting minutes from June 21, 2023, July 27, 2023, and the Executive Session minutes from July 21, 2023, as written. Glen Grossman seconded the motion. Motion carried. Lindsay Munoz and Peggy Field abstained.

Executive Session Update – June 21, 2023 – The Board discussed legal issues and insurance claims.

Executive Session Update – July 21, 2023 – The Board discussed legal issues.

Treasurer Report – Glen Grossman, Treasurer

Liane Cunningham provided a report of the Association's financial condition as of June 30, 2023.

Operating Fund

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

Balance Sheet - Operating

- Cash - Alliance Bank Operating - \$3,043.61
- Account Receivable net amount of \$2,095.00

Income Statement - Operating

- Revenue - Total operating revenue billed for the month was \$15,340.74.
- Expenses – The total operating expenses for the month were \$15,900.69 resulting in a year-to-date operating fund excess of \$2,465.16.

Reserve Fund

Balance Sheet - Reserve

- Cash in the Reserve Fund
 - Charles Schwab (Reserve) – \$12,844.34
 - First National Bank (Reserve) - \$100,000.00
 - Wells Fargo Bank (Reserve) - \$100,000.00
 - Goldman Sachs (Reserve) - \$50,000.00
 - CS-Treasury Account - \$340,190.52
 - CS Treasury Bill - \$989.30

Income Statement - Reserve

- Revenue – Total reserve revenue for the year is \$63,949.61.
- Expenses – Total reserve expenses for the year are \$73,192.06.

Financial Statement Review – Each Board member confirmed that they have reviewed the May - June 2023 financial statements.

Unfinished Business

Projects – Asphalt – The Board discussed the three (3) proposals for the asphalt project. After discussion, the Board approved the proposal from Black Diamond Paving.

Motion: Marc Schonbrun moved approval of proposal from Black Diamond Paving in the amount of \$29,870.10. Glen Grossman seconded the motion. Motion carried.

Projects – Downspouts/Drains – Regency updated the Board that they are waiting on the start date from Greenscape California.

Hillside Tree Trimming – This will be discussed in the Executive Session.

Solar Policy Updates – This will be discussed at the next meeting.

New Business

Architectural Change Applications

25 – Allen – Replace Windows – Conditionally Approved

Garage Sale – The Board discussed having a garage sale in late September/early October. Additional information will be provided at the next meeting.

TownSquare – This will be discussed at the next meeting.

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

Governing Documents – The Board discussed sending the revised CC&R’s to the membership and has authorized Regency to begin the process.

Tennis Court – The Board discussed the repairs needed for the tennis court after a tree fell during the winter storms. After discussion, the Board approved using the insurance money to restore the tennis court and purchase two (2) picnic tables and three (3) chairs.

Motion: Marc Schonbrun moved approval of restoring the tennis court. Glen Grossman seconded the motion. Motion carried.

Motion: Marc Schonbrun moved approval of purchasing two (2) picnic tables and three (3) chairs. Peggy Field 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.

Board Member Comments

The Board discussed possibly adding little signs reminding residents to not let their animals urinate around the bridge.

Open Session

The members present had questions regarding the special assessment payment options. The members present also expressed their gratitude for the new benches that have recently been installed.

Items for the Next Meeting:

Financial Statement Review

Projects

- Dry Rot
- Downspouts/Drains
- Asphalt
- Painting

Hillside Tree Trimming

Solar Policy Updates

The next Board meeting will be held on September 20, 2023, at 5:00 pm.

Marc Schonbrun adjourned the meeting to Executive Session at 5:48 pm.

Recorder

Date