

**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 September 20, 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

Peggy Field

Lindsay Munoz

Absent: Neil Shea

Regency Management Group:

Liane Cunningham

Members Present:

Lisa Schonbrun

Patti Munoz

Jeffrie Price

Erik Jansen

Dianna Cava

Diane Hardcastle

Stephanie Lee

Jesalee Lapatra

Irna Shea

Linda Kerlin-Huber

**Officers Reports**

**Presidents Report – Marc Schonbrun, President**

Marc Schonbrun informed the members present that the dry rot project is going well, and they were about a month away from finishing and will be moving on to painting. He also reported that the drainage project is moving along and should be completed this week.

**Secretary Report – Peggy Field Secretary**

Peggy Field asked for comments on the Board meeting minutes from August 24, 2023.

**Motion:** Marc Schonbrun moved approval of the Board meeting minutes from August 24, 2023, as written. Glen Grossman seconded the motion. Motion carried.

Executive Session Update – August 24, 2023 – The Board discussed legal issues and application for architectural reviews.

**Treasurer Report – Glen Grossman, Treasurer**

Liane Cunningham provided a report of the Association's financial condition as of July 31, 2023.

**Operating Fund**

**Balance Sheet - Operating**

- Cash - Alliance Bank Operating - \$13,850.99
- Account Receivable net amount of \$8,934.88

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**Income Statement – Operating1**

- Revenue - Total operating revenue billed for the month was \$15,385.73.
- Expenses – The total operating expenses for the month were \$14,159.34 resulting in a year-to-date operating fund excess of \$3,691.55.

**Reserve Fund**

**Balance Sheet - Reserve**

- Cash in the Reserve Fund
  - Alliance Bank (Reserve) - .15
  - Charles Schwab (Reserve) – \$13,669.53
  - First National Bank (Reserve) - \$100,000.00
  - Wells Fargo Bank (Reserve) - \$100,000.00
  - Goldman Sachs (Reserve) - \$50,000.00
  - CS-Treasury Account - \$316,544.89
  - CS Treasury Bill - \$994.57

**Income Statement - Reserve**

- Revenue – Total reserve revenue for the year is \$77,129.32.
- Expenses – Total reserve expenses for the year are \$77,775.81.

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

**Unfinished Business**

Projects – Asphalt – Regency updated the Board that we are waiting on a date from Black Diamond for the repair work. Regency also informed the Board that the sealcoat will take place in the Spring.

Projects – Downspouts/Drains – Marc Schonbrun updated the members that this project has started and should be completed this week.

Projects – Dry Rot/Painting – Marc Schonbrun updated the members that the dry rot repairs will be completed shortly and EKIM will begin painting after the repairs have been completed.

Solar Policy Update – The Board discussed the draft solar policy. After discussion, the Board approved sending the policy to the membership after the Association’s attorney reviewed the changes.

**Motion:** Marc Schonbrun moved approval of the draft solar policy to be sent to the members for the required twenty-eight (28) day review pending the Association’s attorney review. Glen Grossman seconded the motion. Motion carried.

Garage Sale – The Board discussed having a garage sale. After discussion, the date for the garage sale will be Saturday, October 14, 2023, from 8:00am – 3:00pm.

TownSquare – Lisa Schonbrun updated the Board and the members regarding TownSquare. This will allow Board members, owners, tenants and Regency Management Group to stay connected, collaborate and stay up to date with The Glen. She mentioned that this would replace The Glens existing website

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and it will be open to everyone. The price for this would be \$91.00 per month. After discussion, the Board approved to move forward with TownSquare.

**Motion:** Marc Schonbrun moved approval of TownSquare at a cost of \$91.00 per month. Peggy Field seconded the motion. Motion carried.

Governing Documents – The Board discussed sending the revised CC&R’s to the membership and has agreed to begin the process in January 2024.

Resurrection of Homelink System – This item will be removed from the agenda since no action will be taken at this time.

**New Business**

Architectural Change Applications

48 – Westgate – Replace Windows – Conditionally Approved

Little Library Purchase – The Board discussed the need to replace the little library. After discussing, the Board approved to replace the library at a cost not to exceed \$600.00.

**Motion:** Marc Schonbrun moved approval of replacing the little library at a cost not to exceed \$600.00. Lindsay Munoz 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.

During the Landscape Committee report, the committee stated that the Christmas deer needed to be replaced after last years winter. After discussion, the Board approved the purchase of new deer at a price to exceed \$225.00.

**Motion:** Marc Schonbrun moved approval of replacing the deer at a cost not to exceed \$225.00. Lindsay Munoz seconded the motion. Motion carried.

**Board Member Comments**

The Board discussed sending out the quarterly newsletter.

**Open Session**

The members present had questions regarding the tennis court repairs. The members present also expressed their gratitude for TownSquare and scheduling the community garage sale.

Items for the Next Meeting:

Financial Statement Review

Projects

- Dry Rot
- Asphalt

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- Painting

The next Board meeting will be held on October 18, 2023, at 5:00 pm.

Marc Schonbrun adjourned the meeting to Executive Session at 5:44 pm.

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Recorder

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Date