

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 15, 2025, via Zoom Video Conference Call. The meeting was called to order at 5:10 pm and a quorum was established.

The following Board members were present:

Michael Levis
Lindsay Munoz
Neil Shea
Peggy Field

The Management Trust:

Liane Cunningham
Ferdinando Rodriguez

Members Present:

Patti Munoz	Duffy Price
Lisa Schonbrun	Debbie Levis
Jesalee LaPatra	Betty Lauritsen
Al Munoz – Flores	Diane Hardcastle
Irina Shea	Andrea Westgate
Jackson Chih	Lorraine Giannini
Rich Seidner	Karen Kessler

Acclamation Achieved

Pursuant to Civil Code Section 5103, The Glen of Pacific Grove Homeowners' Association Inc. has achieved Acclamation. At the close of nominations 12/21/2024 there was the same number or fewer qualified candidates as there were Board positions to be filled. The Board may now make a motion seat the following qualified candidates by Acclamation without balloting:

Karen Kessler and Lindsay Munoz are qualified to serve on the association's Board of Directors, pursuant to the Association's governing documents and applicable law.

Motion: Mike Levis moved approval to seat Candidates Karen Kessler and Lindsay Munoz who are qualified to serve on the Association's Board of Directors, pursuant to the association's Board of Directors, pursuant to the Association's governing documents and applicable law. Neil Shea seconded the motion. Motion carried.

Election of Officers

President – Mike Levis
Vice President – Lindsay Munoz
Secretary/Treasurer – Peggy Field
Director at Large – Neil Shea

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Director at Large – Karen Kessler

Motion: Peggy Field moved approval of the Election of Officers. Neil Shea seconded the motion. Motion carried.

Appoint Committees

Landscape Committee – Patti Munoz, Chair

New Resident Information Committee – Vacant

Election Committee – Jackson Chih, Inspector of Elections

Architectural Control Committee – Board of Directors

Secretary Report – Peggy Field, Secretary

Peggy Field asked for comments on the Board meeting minutes from November 20, 2024.

Motion: Mike Levis moved approval of the Board meeting minutes from November 20, 2024, as written. Neil Shea seconded the motion. Motion carried. Karen Kessler abstained.

Treasurer Report – Peggy Field, Treasurer

Peggy Field provided a report of the Association’s financial condition as of November 30, 2024.

Operating Fund

Balance Sheet - Operating

- Cash - Alliance Bank Operating - \$160,998.78
- Account Receivable net amount of \$207,083.56

Income Statement - Operating

- Revenue - Total operating revenue billed for the month was \$16,019.18
- Expenses – The total operating expenses for the month were \$12,863.13 resulting in a year-to-date operating fund excess of \$3,604.64.

Reserve Fund

Balance Sheet - Reserve

- Cash in the Reserve Fund
 - Alliance Bank (Reserve) - \$69,659.34
 - Charles Schwab (Reserve) – \$22,061.22
 - CS-Treasury Account - \$351,321.96
- Account Receivable – Special Assessment - \$200,675.69

Income Statement - Reserve

- Revenue – Total reserve revenue for the year is \$175,083.24
- Expenses – Total reserve expenses for the year are \$129,228.61

Financial Statement Review – Each Board member (with the exception of new Board member, Karen Kessler) confirmed that they have reviewed the October - November 2024 financial statements.

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New Business

Architectural Change Applications

48 – Westgate – Replace Garage Door – Conditionally Approved

Unfinished Business

Governing Documents – Ballot – At the time of the meeting, 26 members had returned their ballot. A member quorum of 75% (45 ballots) is necessary for opening and counting. The Management Trust will be contacting owners who have not voted asking them to please submit their ballot, so a count can be conducted.

Projects – Shut off Valves – The Management Trust informed the Board, and the members present that the first half of the project has been completed. The second half of the project will be scheduled, and a notice will be sent to the membership.

Projects – Tree Project – The Management Trust informed the Board, and the members present that the tree project has been completed.

Committee Reports

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

Open Session

The members present had questions regarding Firewise program, shut off valves project, rules enforcement, fire hydrants, BBQ's and gutter cleaning. The members present also expressed their gratitude for the Board and all their hard work.

Board Member Comments

The Board expressed their gratitude to the members present for their comments on the Firewise program.

Items for the Next Meeting:

Financial Statement Review

Signage

Generators

The next Board meeting will be held on March 19, 2025, at 5:00 pm.

Mike Levis adjourned the meeting to Executive Session at 6:03 pm.

Peggy Field
Peggy Field (May 20, 2025 17:20 PDT)

Secretary

05/20/2025

Date