

**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 March 26, 2025, 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:

Michael Levis
Lindsay Munoz
Peggy Field
Karen Kessler
Absent: Neil Shea

The Management Trust:

Liane Cunningham
Ferdinando Rodriguez

Members Present:

Patti Munoz Jackson Chih
Debbie Levis Jesalee LaPatra
Duffy Price Rob Crandell
Lorraine Giannini

Secretary Report – Peggy Field, Secretary

Peggy Field asked for comments on the Board meeting minutes from January 15, 2025.

Motion: Peggy Field moved approval of the Board meeting minutes from January 15, 2025, as written. Lindsay Munoz seconded the motion. Motion carried.

Executive Session – Update – January 15, 2025 – The Board discussed collections.

Treasurer Report – Peggy Field, Treasurer

Peggy Field provided a report of the Association’s financial condition as of January 31, 2025.

Operating Fund

Balance Sheet - Operating

- Cash - Alliance Bank Operating - \$215,817.38
- Account Receivable net amount of \$160,480.22

Income Statement - Operating

- Revenue - Total operating revenue billed for the month was \$18,444.42
- Expenses – The total operating expenses for the month were \$9,191.70 resulting in a year-to-date operating fund excess of \$9,252.72.

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Reserve Fund

Balance Sheet - Reserve

- Cash in the Reserve Fund
 - Alliance Bank (Reserve) - \$58,061.71
 - Charles Schwab (Reserve) – \$36,045.57
 - CS-Treasury Account - \$383,914.38
- Account Receivable – Special Assessment - \$154,781.91

Income Statement - Reserve

- Revenue – Total reserve revenue for the year is \$19,312.28
- Expenses – Total reserve expenses for the year are \$0.00.

Financial Statement Review – Each Board member confirmed that they have reviewed the December 2024 – January 2025 financial statements.

New Business

Architectural Change Applications – None

Generators – This item will be discussed at the next meeting.

Signage – Pick up After Pets – This item will be removed from the agenda as no action will be taken.

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 – Roof Project – The Management Trust informed the Board the next step for the roof project will be to pick the roof color. An Additional update will be provided at the next meeting.

Committee Reports

Appoint Committee Members:

Lake Committee – Jackson Chih, Chair and Karen Kessler

Welcome Committee – Rich Seidner, Chair

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

Open Session

The members present had questions regarding emergency after-hours, The Management Trust and newsletters.

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Board Member Comments

None

Items for the Next Meeting:

Financial Statement Review


Generators

After-Hours Procedures

Projects – Roof Project

The next Board meeting will be held on May 21, 2025, at 5:00 pm.

Mike Levis adjourned the meeting at 5:58 pm.


[Peggy Field \(May 22, 2025 16:02 PDT\)](#)

Secretary

05/22/2025

Date