

**THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION, INC.  
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS  
MAY 21, 2025**

The regular meeting of the Board of Directors of The Glen of Pacific Grove Homeowners' Association, Inc. was held on Wednesday, May 21, 2025, at 5:00 PM via Zoom.

**Directors Present:** Mike Levis  
Lindsay Muñoz  
Peggy Field  
Karen Kessler  
Neil Shea

**Directors Absent:** None

**Association Manager:** Devin Langley, CCAM-PM.ND.CI  
Ferdinando Rodriguez  
The Management Trust

**CALL TO ORDER**

The meeting was called to order at 5:00 PM by Mike Levis.

**HOMEOWNERS FORUM**

There were several homeowners in attendance.

Owners addressed the board with general maintenance questions regarding the community.

**APPROVAL OF PREVIOUS MINUTES**

A motion was duly made and unanimously carried to approve the March 26, 2025 regular meeting minutes.

## FINANCIAL REPORT

### Review/Acceptance of Monthly Financial Statements

#### **The Glen of Pacific Grove Homeowners' Association Inc.**

Balance Sheet as of 2/28/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash Operating</b>			
10020 - AAB Operating	\$185,836.27		\$185,836.27
11999 - Due To/(From) Operating	(\$301,908.80)		(\$301,908.80)
<b>Total Cash Operating</b>	<b>(\$116,072.53)</b>		<b>(\$116,072.53)</b>
<b>Cash Reserve</b>			
12000 - AAB Reserves		\$113,225.06	\$113,225.06
12022 - Charles Schwab - Reserve		\$50,706.80	\$50,706.80
12024 - Charles Schwab - Treasury SNOXX		\$385,118.44	\$385,118.44
14999 - Due To/(From) Reserves		\$301,908.80	\$301,908.80
<b>Total Cash Reserve</b>		<b>\$850,959.10</b>	<b>\$850,959.10</b>

#### **The Glen of Pacific Grove Homeowners' Association Inc.**

Balance Sheet as of 3/31/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash Operating</b>			
10020 - AAB Operating	\$195,258.24		\$195,258.24
11999 - Due To/(From) Operating	(\$288,110.94)		(\$288,110.94)
<b>Total Cash Operating</b>	<b>(\$92,852.70)</b>		<b>(\$92,852.70)</b>
<b>Cash Reserve</b>			
12000 - AAB Reserves		\$95,681.46	\$95,681.46
12022 - Charles Schwab - Reserve		\$15,368.09	\$15,368.09
12024 - Charles Schwab - Treasury SNOXX		\$436,484.76	\$436,484.76
14999 - Due To/(From) Reserves		\$288,110.94	\$288,110.94
<b>Total Cash Reserve</b>		<b>\$835,645.25</b>	<b>\$835,645.25</b>

A motion was duly made and unanimously carried to accept the financial and the board has reviewed the bank statements and reconciliations thereof.

#### **Board Resolution Regarding Monthly Review of Financial Statements**

A motion was duly made and unanimously carried to approve the Board Resolution Regarding Monthly Review of Financial Statements.

## **COMMITTEE REPORTS**

### **Lake Committee Report**

An update was given on the lake pump replacement and ongoing algae control efforts.

### **Welcome Committee Report**

An update was given on unit occupancy changes, including new tenants in several units.

### **Landscape Committee**

An update was given on Jose and Pedro, noting two temporary workers are managing the property. The crew is making progress on weed removal and trimming. Due to budget constraints, the work is limited to 1.5 days per week.

## **MANAGEMENT REPORT**

Management provided the board with a Work Order Summary, Violation Report and Collection Report from March 1<sup>st</sup> to May 1<sup>st</sup> for their review.

## **PROJECTS**

### **Roof Project**

Austin Bixler provided an update on the roof replacement project, which is scheduled to begin mid-July. Phase 1 will cover buildings 3-9, 11-17, 19-25, 59-63 and 65-71.

## **ONGOING BUSINESS**

### **Generators**

Several home improvement topics were discussed, including skylights, roof vents and painting contractors.

The board decided against pursuing generator options due to noise concerns.

### **Governing Documents Ballot**

Only 26 ballots have been received. Peggy, Mike and Rich volunteered to be on a committee which will encourage voting through door to door outreach.

## **NEW BUSINESS**

### **After Hours Procedures**

Devin reviewed the after hours procedures for The Management Trust.

### **Fire Safety**

This will be discussed further at the next meeting.


**SET DATE AND TIME OF NEXT MEETING/ADJOURNMENT**

The next meeting will be held on July 16, 2025, at 5:00 PM via Zoom.  
There being no further business to come before the Board, the meeting was adjourned at 6:21 PM.

Respectfully Submitted,

Raeanne Ladwig, CCAM-PM  
Acting Recorder

**Board Approval**

**I duly elected Secretary/or Director of The Glen of Pacific Grove Homeowners' Association, Inc. do hereby certify that the attached is a true and correct copy of the Minutes of the Regular Session of the Board of Directors held on May 21, 2025, as approved  \_\_\_\_\_ as amended \_\_\_\_\_ by the Board of Directors.**

*Peggy Field*  
Peggy Field (Aug 30, 2025 17:37:45 PDT)  
\_\_\_\_\_  
**Signature Secretary/Director**

08/30/2025  
\_\_\_\_\_  
**Date**