

**THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION, INC.
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
JULY 16, 2025**

The regular meeting of the Board of Directors of The Glen of Pacific Grove Homeowners' Association, Inc. was held on Wednesday, July 16, 2025, at 5:00 PM via Zoom.

Directors Present:	Peggy Field Mike Levis Lindsay Munoz Neil Shea
Directors Absent:	Karen Kessler
Also Present:	There were 9 homeowners in attendance
Association Manager:	Raeanne Ladwig, CCAM-PM The Management Trust

CALL TO ORDER

The meeting was called to order at 5:03 PM by Mike Levis.

APPROVAL OF PREVIOUS MINUTES

A motion was duly made by Peggy and seconded by Lindsay to approve the May 21, 2025 regular meeting minutes. Mike and Neil in favor, motion passed.

EXECUTIVE SESSION DISCLOSURE

The board met in executive session on May 21, 2025 to discuss member discipline and contracts with third parties.

FIREWISE PRESENTATION

Richard Bates, president of the Fire Safe Council for Monterey County, explained the Firewise USA program, which involves community-driven efforts to assess wildfire risks and create action plans. He emphasized the importance of home hardening and defensible space to prevent home ignitions, highlighting that it is the homeowner's responsibility to protect their property. Jennifer Valadez, a program manager, introduced resources available to support Firewise communities, including monthly workshops, a quarterly partners group, and a newsletter. Mike inquired about the progress of HOAs in the Pacific Grove area becoming Firewise communities, but Richard could not provide specific numbers.

FINANCIAL REPORT

Review/Acceptance of Monthly Financial Statements

As of April 30, 2025, the operating account balance was \$(108,117.52) and the reserve account balance was \$836,484.64.

As of May 31, 2025, the operating account balance was \$(106,754.22) and the reserve account balance was \$857,513.25.

A motion was duly made by Lindsay and second by Peggy to accept the financial and the board has reviewed the bank statements and reconciliations thereof. Mike and Neil in favor, motion passed.

Board Resolution Regarding Monthly Review of Financial Statements

A motion was duly made by Lindsay and seconded by Peggy to approve the Board Resolution Regarding Monthly Review of Financial Statements. Mike and Neil in favor, motion passed.

Authorization to Assign Delinquent Account to Collections

This item was tabled to the next meeting.

MANAGEMENT REPORT

Management provided the board with a Work Order Summary from May 21st to July 9th as well as a June 2025 Collection Report for their review.

ONGOING BUSINESS

Governing Documents Ballot

As of July 10th, 38 ballots have been received. An additional 4 are invalid. Management will send an updated ballot list to the board.

Roof Project

The roofing project will begin on July 21st with a 6-8 week duration. Updates will be provided to the board as available during the project.

COMMITTEE REPORTS

Landscape Committee

At this time, an update was provided by Patty. Foliage is in the process of being cleared away from the creek, hours and plants are being replaced.

New Resident Committee

At this time, an update was provided by Rich. He stated there are 4 new owners in the community.

HOMEOWNERS FORUM

At this time, comments were made regarding the Firewise presentation, landscaping and trash pick up.

BOARD MEMBER COMMENTS

There were no comments at this time.

SET DATE AND TIME OF NEXT MEETING

The next meeting will be held on September 17, 2025, at 5:00 PM via zoom.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:10 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 July 16, 2025, as approved _____^X_____ as amended _____ by the Board of Directors.

Mike Levis
Mike Levis (Sep 24, 2025 13:10:42 PDT)

Signature Secretary/Director

09/24/2025

Date