

**THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION, INC.
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 17, 2025**

The regular meeting of the Board of Directors of The Glen of Pacific Grove Homeowners' Association, Inc. was held on Wednesday, September 17, 2025, at 5:00 PM via Zoom.

Directors Present:	Karen Kessler Mike Levis Lindsay Munoz Neil Shea
Directors Absent:	Peggy Field
Also Present:	There were 7 homeowners in attendance
Association Manager:	Raeanne Ladwig, CCAM-PM The Management Trust

CALL TO ORDER

The meeting was called to order at 5:01 PM by Mike Levis.

APPROVAL OF PREVIOUS MINUTES

A motion was duly made by Lindsay and seconded by Mike to approve the July 16, 2025 regular meeting minutes. Karen and Neil in favor, motion passed.

EXECUTIVE SESSION DISCLOSURE

The board met in executive session on July 16, 2025 to discuss foreclosure.

A motion was duly made by Lindsay and seconded by Mike to approve the July 16, 2025 executive session minutes. Karen and Neil in favor, motion passed.

FINANCIAL REPORT

Review/Acceptance of Monthly Financial Statements

As of June 30, 2025, the operating account balance was \$(91,943.88) and the reserve account balance was \$875,500.81.

As of July 31, 2025, the operating account balance was \$(84,358.52) and the reserve account balance was \$893,489.19.

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

Board Resolution Regarding Monthly Review of Financial Statements

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

Consideration of Fee Waiver Request

A motion was duly made by Lindsay and seconded by Neil to deny the fee waiver request for account ending 0383. Mike and Karen in favor, motion passed.

Authorization to Assign Delinquent Account to Collections

A motion was duly made by Lindsay and seconded by Karen to proceed with the collection assignment and authorization to record the Notice of Delinquent Assessment on account ending 0409. Mike and Neil in favor, motion passed.

MANAGEMENT REPORT

Management provided the board with a Work Order Summary and AR Aging/Collection Report for August 2025.

NEW BUSINESS

Asphalt and Road Condition Issues

The board is awaiting a bid for repairing sections that have cracking and spiderwebs.

ONGOING BUSINESS

Roof Project

An update was provided on the project. Aside from a few minor glitches, the project went well. A bid will be obtained from EKIM Painting for paint touchups.

Firewise

A meeting will be held with Jen from FireWise on October 14th at 10:00 AM.

COMMITTEE REPORTS

Landscape Committee

Patti Munoz provided an update on the landscaping and proposed price increase due to increase in man hours.

New Resident Committee

At this time, an update was provided by Rich. He stated there are 2 new owners in the community.

HOMEOWNERS FORUM

At this time, comments were made regarding reporting items in the portal, trash concerns, common area maintenance and community concerns.

BOARD MEMBER COMMENTS

There were no comments at this time.

A motion was duly made by Neil and seconded by Karen to purchase a plaque to put on one of the benches honoring Betty Lauritsen. Mike and Lindsay in favor, motion passed.

SET DATE AND TIME OF NEXT MEETING

The next meeting will be held on October 15, 2025, at 5:00 PM via zoom.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:32 PM.


EXECUTIVE SESSION

No executive session was needed.

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 September 17, 2025, as approved X as amended by the Board of Directors.


Karen Kessler (Nov 25, 2025 12:45:26 PST)

Signature Secretary/Director

 11/19/2025
Date