

**THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION, INC.
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
OCTOBER 13, 2025**

The regular meeting of the Board of Directors of The Glen of Pacific Grove Homeowners' Association, Inc. was held on Monday, October 13, 2025, at 5:00 PM via Zoom.

Directors Present: Peggy Field
Karen Kessler
Mike Levis
Lindsay Munoz

Directors Absent: Neil Shea

Also Present: There were 5 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.

2026 BUDGET APPROVAL

2026 Budget

A motion was duly made by Mike and seconded by Karen to approve the budget for the fiscal year end December 31, 2026, with an assessment of \$700.00 per month. Lindsay and Peggy in favor, motion passed.

Reserve Funding Plan

A motion was duly made by Mike and seconded by Peggy to adopt the 30 year reserve funding plan as presented by Reserve Analysis Consulting, LLC for the fiscal year end December 31, 2026. Lindsay and Karen in favor, motion passed.

2026 Assessment and Reserve Funding Disclosure Summary

A motion was duly made by Mike and seconded by Lindsay to approve the Assessment and Reserve Funding Disclosure Summary for mailing to all owners. Peggy and Karen in favor, motion passed.

State Mandated Annual Disclosures

Special Assessment

The Board of Directors acknowledges that there is no anticipated need for a special assessment in the coming fiscal year.

Board Statement on Other Annual Disclosures

Deferral of Reserve Repairs

The Board of Directors for your association has determined not to defer and will undertake repairs and replacement of all major components with a remaining life of 30 years or less.

Loans

The Association has no outstanding loans with an original term of more than 1 year.

Reserve Funding Deficiency Amount

The Board of Directors acknowledges the current reserve deficiency as \$18,276.00 per unit.

APPOINT INSPECTOR(S) OF ELECTION

The annual meeting will be held on Wednesday, February 18, 2026 at 5:00 PM via zoom.

Approval of Inspector(s) of Election Designation Regarding Association Election Materials Form

No appointment was made as the annual meeting will be held by acclamation.

HOMEOWNERS FORUM

At this time, comments were made regarding maintenance repairs, delay in annual meeting, explanation of assessment increase, owners giving delivery vendors enough information, large trucks parking by unit 59 and a gathering on November 15th to put dedication plate on the bench by the lake at 11:00 AM.

BOARD MEMBER COMMENTS

There were no comments at this time.

SET DATE AND TIME OF NEXT MEETING

The next meeting will be held on November 19, 2025, at 5:00 PM via zoom.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:38 PM.


EXECUTIVE SESSION (following regular board meeting, if needed)

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 October 13, 2025, as approved _____X_____ as amended _____ by the Board of Directors.


Karen Wessler (Nov 25, 2025 12:46:33 PST)

Signature Secretary/Director

11/19/2025

Date