

**THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION, INC.
MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 19, 2025**

The regular meeting of the Board of Directors of The Glen of Pacific Grove Homeowners' Association, Inc. was held on Wednesday, November 19, 2025, at 5:00 PM via Zoom.

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| Directors Present: | Peggy Field Karen Kessler Lindsay Munoz |
| Directors Absent: | Mike Levis 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 Lindsay Muñoz.

ACCEPT MEMBER RESIGNATION

A motion was duly made by Lindsay and seconded by Karen to accept Peggy Field's resignation. All in favor, motion passed.

APPOINTMENT OF MEMBER(S) TO VACANT POSITION(S)

A motion was duly made by Lindsey and seconded by Karen to appoint Gary Brown to the vacant position. All in favor, motion passed.

Appointment of Treasurer

A motion was duly made by Lindsey and seconded by Karen to appoint Gary Brown as treasurer. All in favor, motion passed.

Appointment of Secretary

A motion was duly made by Lindsey and seconded by Gary to appoint Karen Kessler as secretary. All in favor, motion passed.

ELECT ACCOUNT SIGNERS

A motion was duly made by Lindsay and seconded by Gary to elect Mike, Gary and Karen as account signers. All in favor, motion passed.

APPROVAL OF PREVIOUS MINUTES

A motion was duly made by Karen and seconded by Gary to approve the September 17, 2025 and October 13, 2025 regular meeting minutes. All in favor, motion passed.

EXECUTIVE SESSION DISCLOSURE

The board met in executive session on October 20, 2025 to discuss Contracts.

A motion was duly made by Karen and seconded by Gary to approve the October 20, 2025 executive session minutes. All in favor, motion passed.

FINANCIAL REPORT

Review/Acceptance of Monthly Financial Statements

As of August 31, 2025, the operating account balance was \$(67,548.90) and the reserve account balance was \$840,635.41.

As of September 30, 2025, the operating account balance was \$(63,708.48) and the reserve account balance was \$862,006.03.

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

Board Resolution Regarding Monthly Review of Financial Statements

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

Consideration of Fee Waiver Requests

The board reviewed the fee waiver request for account ending in 0409 however the unit sold and the balance was paid in full.

The board would like to hold off on account ending in 0383 pending payment for the special assessment.

MANAGEMENT REPORT

Management provided the board with a ARC Report for September & October 2025 and AR Aging/Collection Report for October 2025.

NEW BUSINESS

There was no new business no discuss.

ONGOING BUSINESS

There was no ongoing business to discuss.

COMMITTEE REPORTS

Landscape Committee

Patti Munoz provided an update on the landscaping.

New Resident Committee

At this time, an update was proved by Rich. He stated 3 units have sold recently.

HOMEOWNERS FORUM

At this time, comments were made regarding hydrojetting, parking and the transition to a new management company.

BOARD MEMBER COMMENTS

There were no comments at this time.

SET DATE AND TIME OF NEXT MEETING

The next meeting will be held on January 21, 2026, at 5:00 PM via zoom.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:36 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 November 19, 2025, as approved _____ as amended _____ by the Board of Directors.

Signature Secretary/Director

Date