

The Glen of Pacific Grove Homeowners Association

Minutes Board of Directors Meeting

The Board of Directors Meeting was held on January 21, 2026, virtually. The meeting was called to order at 5:01 pm and a quorum was established.

The following Board members were present:

Michael Levis
Lindsay Munoz
Neil Shea
Karen Kessler
Gary Brown

Thelander Management Company:
Liane Cunningham

Members Present:

Patti Munoz	Duffy Price
Debbie Levis	Jeffrie Price
Al Munoz-Flores	Sheila Munoz-Flores
Glen Grossman	Vanessa Toureau
Shelley Haught	Rex Haught
Rich Seidner	David Pellarin

Approval of Minutes

Michael Levis asked for comments on the Board meeting minutes from November 19, 2025, and Executive Session meeting minutes from December 17, 2025.

Motion: Michael Levis moved approval of the Board meeting minutes from November 19, 2025, as written. Gary Brown seconded the motion. Motion carried. Michael Levis and Neil Shea abstained.

Motion: Michael Levis moved approval of the Executive Session meeting minutes from December 17, 2025, as written. Karen Kessler seconded the motion. Motion carried. Karen Kessler abstained.

Executive Session Update – December 17, 2025 – The Board discussed rule violations and accounts receivable.

Financial Report

Gary Brown reported that as of 12/31/25 the Alliance operating had \$250,874.58, Alliance reserve had \$58,253.32 and Schwab had \$356,870.16.

Financial Statement Review – Each Board member confirmed that they have reviewed the October – November 2025 financial statements.

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President's Comments

Over the past several months of 2025, Michael reported that many issues remained unresolved under the prior management company. Over the last three weeks, however, Thelander has worked diligently to address a number of these outstanding concerns, and we appreciate the progress being made.

During the recent heavy rains, two units experienced flooding caused by overflowing drains. The Board is actively supporting the affected homeowners with the necessary repairs, and we are evaluating permanent solutions to prevent this from happening again.

Board elections will take place next month. I strongly encourage all homeowners to vote and to carefully follow the instructions provided with your ballot.

Given the volume of current activity and the ongoing projects in the community, I would like to return to monthly Board meetings until things stabilize.

As a friendly reminder, please pick up after your pets when walking them in the common areas. It was also reported that there is discussion of a possible dog park at Arnett Park. I will continue to update the community as more information becomes available.

With the roof project continuing for the next few years, our reserve funds have limited flexibility at this time. Gary and I are reviewing options to strengthen the reserves, and we expect to share additional updates in the coming months.

My goal this year is to increase communication, and I plan to resume distributing monthly newsletters. Finally, please remember that this is a Board meeting, and homeowner questions or comments should be reserved for the open session.

Unfinished Business

None

New Business

Architectural Change Applications – None

Monthly Board Meetings for 2026 – The Board discussed returning to monthly meetings. After discussion, the Board approved monthly meetings.

Motion: Michael Levis moved approval returning to monthly meetings. Gary Brown seconded the motion. Motion carried.

Increasing the Monthly Transfer to the Schwab Reserve Account – The Board discussed the reserve contribution. After discussion, the Board approved increasing the reserve contribution to \$18,000 per month.

Motion: Michael Levis moved approval to increase the monthly reserve contribution to \$18,000. Karen Kessler seconded the motion. Motion carried.

Renewal of The Glen of Pacific Grove Website – The Board discussed rejuvenating the website. After discussion, the Board approved rejuvenating the website and bringing it up to date.

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Motion: Michael Levis moved approval of rejuvenating the website. Karen Kessler seconded the motion. Motion carried.

Flooding Issues – Thelander updated the Board that they are still looking into permanent solutions, and an additional update will be provided at the next meeting.

Fence Repair/Replacement above Unit 86 – Thelander updated the Board that the letter was sent to the homeowners, and they responded that they will be replacing the fence and are currently obtaining bids from vendors.

Committee Reports

The Board accepted all written committee reports from the committee chairs or members. The Landscape, New Resident and Lake Committee provided an oral report.

Open Session

The members present had questions regarding paying monthly HOA dues, flooding and fences falling. The members present also expressed their gratitude for the newsletter and bringing the website back.

Board Member Comments

The Board expressed their gratitude to Michael for his work and welcomed Liane back to managing The Glen.

Items for the Next Meeting:
Financial Statement Review
Board Election
Election of Officers
Flooding Issues

The next Board meeting will be held on February 18, 2026, at 5:00 pm.

Michael Levis adjourned the meeting at 6:01 pm.

Liane Cunningham

February 18, 2026

Recorder

Date