

The Glen of Pacific Grove Homeowners Association

Minutes Board of Directors Meeting

The Board of Directors Meeting was held on April 15, 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

Karen Kessler – Arrived at 5:02pm

Gary Brown

Neil Shea

Thelander Management Company:

Liane Cunningham

Members Present:

Patti Munoz

Debbie Levis

Al Munoz-Flores

Sheila Munoz-Flores

Ira Shea

Linda Kerlin-Huber

Vanessa Toureau

David Pellarin

Ellen Grossman

Approval of Minutes

Michael Levis asked for comments on the Board meeting minutes from March 18, 2026.

Motion: Gary Brown moved approval of the Board meeting minutes from March 18, 2026, as written. Lindsay Munoz seconded the motion. Motion carried. Neil Shea abstained.

Financial Report

Gary Brown reported that as of 3/31/26 the Alliance operating had \$301,913.03, Alliance reserve had \$57,003.52 and Schwab had \$359,814.67. He also reported that he is still waiting on view only access to the Alliance bank accounts.

Financial Statement Review – Each Board member confirmed that they have reviewed the March 2026 financial statements.

Unfinished Business

Flood Repair Work – The Board reviewed the estimate from Rocha Jr. Construction to repair the patio drain at #19. After discussion, the Board approved the estimate in the amount of \$8,960.00.

Motion: Mike Levis moved approval of the estimate from Rocha Jr. Construction in the amount of \$8,960.00 to be paid out of the reserve. Neil Shea seconded the motion. Motion carried.

New Business

Architectural Change Applications – None

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ECHO Membership Renewal – The Board discussed renewing their membership with ECHO. After discussion, the Board approved renewing their membership at a cost of \$395.00

Motion: Mike Levis moved approval to renew their ECHO membership. Lindsay Munoz seconded the motion. Motion carried.

Roof Project – Phase II – Thelander informed the Board and the members present that Hamilton Roofing can start Phase II and the end of May, beginning of June. An additional update will be provided at the next meeting.

Committee Reports

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

Open Session

The members present had questions regarding the roof project and having the pickleball lines repainted.

Board Member Comments

The Board made comments about needing to get paint proposals after Phase II of the roof project is completed.

Items for the Next Meeting:
Financial Statement Review
Roof Project – Phase II

The next Board meeting will be held on May 20, 2026, at 5:00 pm.

Michael Levis adjourned the meeting to executive session at 5:42 pm.

Liane Cunningham

May 20, 2026

Recorder

Date