# The Glen of Pacific Grove Homeowners Association

## Minutes
## Board of Directors Meeting

The Board of Directors Meeting was held on May 20, 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
Gary Brown
Neil Shea

Thelander Management Company:
Liane Cunningham

Members Present:

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| Rich Sneider | Patti Munoz |
| Al Munoz-Flores | Sheila Munoz-Flores |
| Debbie Levis | Ira Shea |
| Shelly Haught | Rex Haught |
| David Pellarin | Ellen Grossman |

**Approval of Minutes**

Michael Levis asked for comments on the Board meeting minutes from April 15, 2026.

> **Motion:** Lindsay Munoz moved approval of the Board meeting minutes from April 15, 2026, as written. Karen Kessler seconded the motion. Motion carried.

Michael Levis asked for comments on the Executive Session meeting minutes from April 30, 2026.

> **Motion:** Lindsay Munoz moved approval of the Executive Session meeting minutes from April 30, 2026, as written. Karen Kessler seconded the motion. Motion carried.

Executive Session Update – The Board discussed accounts receivables, contracts, and legal matters in the executive session meetings.

**Financial Report**

Gary Brown reported that, as of April 30, 2026, the Alliance operating account balance was $325,513.65, the Alliance reserve account balance was $32,075.24, and the Schwab reserve account balance was $360,808.00. He also reported that several reserve expenses were incurred during the month, including $17,600.00 for tree maintenance and $12,350.00 for building maintenance, which included termite treatment, roof repairs, and lattice replacement.

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

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**Unfinished Business**

Roof Project – Phase II – The Board reviewed the change order for the roof project. After discussion, the Board approved the change order from Bill Hamilton Roofing in the amount of $14,155.00

> **Motion:** Mike Levis moved approval of the estimate from Bill Hamilton Roofing for the phase II roof project in the amount of $14,155.00 to be paid out of the reserve. Karen Kessler seconded the motion. Motion carried.

The Board reviewed the estimates for project management to oversee the roof project. After discussion, the Board approved the estimate from JC Rocha Construction for project management in the amount of $4,500.00.

> **Motion:** Mike Levis moved approval of the estimate from JC Rocha Construction for project management in the amount of $4,500.00. Karen Kessler seconded the motion. Motion carried.

**New Business**

Architectural Change Applications – None

2026 -27 Insurance Renewal – The Board reviewed and discussed the insurance renewal proposal. After consideration, the Board approved increasing the insurance deductible to $25,000.00, which resulted in a reduced premium. The Board subsequently approved the insurance renewal proposal as presented.

> **Motion:** Mike Levis moved approval of the insurance renewal proposal and to increase the deductible amount to $25,000.00 for a reduced premium rate. Lindsay Munoz seconded the motion. Motion carried.

Rules & Regulations Revision – Parking – The Board discussed potential revisions to the parking section of the Rules and Regulations. Topics considered included establishing overnight parking requirements for residents, permitting parallel parking in designated areas, and incorporating towing authority for vehicles parked in violation of the Association's parking rules. The Board will discuss this further 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 thanked the Board for its continued efforts on behalf of the Association, including the CC&R revision project and Firewise initiatives. Members provided feedback regarding the proposed parking rule revisions, suggesting that additional signage be installed and encouraging the Board to consistently enforce the parking regulations. Members also expressed appreciation for the Board's work on recent tree-trimming projects and other improvements throughout the community.

**Board Member Comments**

The Board thanked their fellow Board members for their comments and suggestions regarding the proposed parking rule revisions. A Board member had roof-related questions, and the recent sale price of Unit #14. The Board also discussed community activities and shared information regarding the

Association's owl population, including the installation and maintenance of an owl box within the community.

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

The next Board meeting will be held on June 17, 2026, at 5:00 pm.

Michael Levis adjourned the meeting at 5:41 pm.

Liane Cunningham — June 17, 2026

Recorder — Date