

The Glen of Pacific Grove Homeowners Association

Minutes Board of Directors Meeting

The Board of Directors Meeting was held on June 17, 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
Gary Brown
Neil Shea
Absent: Karen Kessler

Thelander Management Company:
Liane Cunningham

Members Present:

Rich Sneider	Sheila & Al Munoz-Flores	Ramsay Westgate
Glen Grossman	Patti Munoz	Debbie Levis
Ira Shea	Jesalee LaPatra	

Approval of Minutes

Michael Levis asked for comments on the Board meeting minutes from May 20, 2026.

Motion: Gary Brown moved approval of the Board meeting minutes from May 20, 2026, as written. Lindsay Munoz seconded the motion. Motion carried.

Financial Report

Gary Brown reported that, as of May 31, 2026, the Alliance operating account balance was \$349,013.51, the Alliance reserve account balance was \$83,882.40, and the Schwab reserve account balance was \$361,823.18. He also reported that electricity expenses doubled in May and insurance costs increased. In addition, the Association is continuing to build reserve funds to prepare for upcoming capital expenses, including the replacement of the lake pump and roof replacements.

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

Unfinished Business

Roof Project – Phase II – The Board discussed the roofing project and was advised that Phase II is underway. During demolition work on Units 10–16, dry rot was discovered. An estimate for the additional repairs was presented to the Board for review and discussion. After consideration, the Board approved the estimate for the necessary dry rot repairs.

Motion: Gary Brown moved to approve the estimate for the additional dry rot repairs required to complete the roof replacements at a cost of \$916.20. Neil Shea seconded the motion. The motion carried.

Rules & Regulations Revisions – Parking – The Board discussed issuing guest parking passes to members for visiting guests. During the discussion, Board members expressed concern that decisions regarding the issuance of guest passes could be perceived as biased if made by the Board. The Board

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agreed to authorize management to determine when a guest parking pass is warranted and to issue guest passes as necessary.

Motion: Michael Levis moved to authorize management to determine when guest parking passes are necessary and to issue such passes as appropriate. Gary Brown seconded the motion. Motion carried.

New Business

Architectural Change Applications – None

SB 1007 – The Board discussed Senate Bill 1007 (SB 1007), which, if enacted, would limit associations to increasing regular assessments by no more than 8% annually without membership approval. The Board noted that the bill has passed the Senate and is awaiting consideration by the Assembly. If approved by the Assembly, the bill will be sent to the Governor for signature before it can take effect. The Board agreed that the Association should consider the potential impact of the proposed legislation when evaluating its financial health and preparing the upcoming budget. Board members also discussed the importance of maintaining an adequate financial cushion to provide flexibility should the legislation take effect.

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

Members suggested including reminders in the Association newsletter regarding compliance with the community speed limit and preparing for potential El Niño storms, including gutter cleaning. Members expressed appreciation to the Board and thanked the Board and management for the detailed information provided during the meeting. Members also encouraged the Board to remain financially responsible when preparing future budgets in light of the potential impact of SB 1007. A member asked about the Board's plans for the tennis courts. Members expressed concerns regarding parking and also reported that three (3) boys had been riding motorcycles at high speeds on the Association property, causing damage to a hillside, and noted that the incidents had been reported to the police. A member requested that the landscaping contractor periodically wipe down the community mailboxes.

Board Member Comments

The Board discussed ongoing parking concerns, including reports that contractors working at Unit #25 have been violating the Association's parking rules. The Board advised that these issues are being addressed.

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

The next Board meeting will be held on July 15, 2026, at 5:00 pm.

Michael Levis adjourned the meeting to Executive Session at 5:48 pm.

Liane Cunningham

July 15, 2026

Recorder

Date