

The Glen Gazette

OFFICERS & DIRECTORS

President: Candy Pollock
Vice-President: Jack Rutherford
Secretary: Glen Grossman
Treasurer: Jim Ray
At-Large Director: Jack Rugar
Newsletter: Glen Grossman
Architectural Control:
 Ron Johnson
 Sandy Claus
 Jessa Lee Lapatra
Gardening: Pat Claus
 Carol Rutherford
Welcoming: Edith Davis
Emergency Preparedness:
 Stephanie Lee
 Craig Wooley
Managing Agent:
 Joseph Chaffers (MCC)

ANNUAL MEETING

The annual meeting of The Glen of Pacific Grove Homeowners' Association was held at 7:00pm on November 1, 2002 at the Shoreline Community Church's offices, just outside the Glen Heights gate at 1200 Piedmont. President Candy Pollock

commenced the meeting by welcoming everyone including new members Ken and Faye Morley (unit #86) and Sharon and Roger Axt (unit #13). President Pollock also bade goodbye to two of our long-time residents. Virginia Capra (#80), who has lived in The Glen for nearly 15 years and has devoted nearly the same amount of time to Association activities, either as a board member or a committee member, is moving to the big apple to be closer to her son. Adorjan & Marg Degalffy, who have lived in The Glen for nearly 19 years and have also been active in Association affairs, are moving to Salinas. They will all be missed.

Insurance Presentation: Jeff Kane, the Association's insurance broker, provided the membership with a presentation and handouts regarding mold, Association insurance, and what individual owners need to purchase. Jeff advised the membership that insurance rates are increasing dramatically for homeowner associations ("HOA") state-wide, that a number of insurers were either leaving the HOA insurance market or not writing

new business, and that The Glen was doing well on a claims basis. The premium for our master

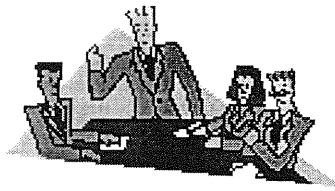
policy increased by only 10% last May. The Glen's master policy is an 8.7 million blanket coverage policy through Travelers. It covers fire and liability. The Glen's earthquake insurance policy is an 8.4 million blanket policy through Associated International with a 10% deductible per building. The terms of the master policy changed last May. Travelers will cover damage to permanent built-in cabinets, fixtures, appliances, floor coverings, and wallpaper or paint ONLY if the CC&Rs require the Association to insure them. In order to be assured of coverage for these items, individual owners must purchase and maintain a condominium unit owner's policy (HO-6). Anyone who needs a copy of the handouts or information on HO-6 policies can call Jeff at 724-1085 or e-mail him Jeff@KBKInsurance.com.

Election Committee: Connie Shelstad, Craig Woolley, and Stephanie Lee served as the Association's Election Committee. They determined

24 voting members were present and 24 proxies, meeting the requirements for a quorum. The minutes from last year's annual meeting were read. Phoebe Woolley motioned for approval of the minutes, seconded by Diane Hardcastle. The motion carried by voice vote.

Officer Reports: President Candy gave the President's Report. She reported the Association had a new address, one Glen Lake Drive, and a new telephone number, 642-2441. Treasurer Jim Ray reported the Operating Account's budget was the same as last year's and the Reserve Account had \$237,000 in it. Based on the 20-year projections, The Glen was on track to being able to meet its fiscal responsibilities. There are currently sufficient reserves to allow for painting The Glen next year. Jim has instituted a new program to closely track all invoices.

Election of Directors: Candy Pollock and Glen Grossman were the only candidates nominated to fill the two open director seats. Stephanie Lee moved to close the nominations. Virginia Capra seconded the motion and the motion passed by voice vote. Candy Pollock received 35 votes, Glen Grossman received 30 votes, and Stephanie Lee (who was not running) received 2 votes.



BOARD NEWS

Immediately following the Annual Meeting, the new Board of Directors met on November 1, 2002. All Board members were in attendance. In addition, residents Virginia Capra, Carol Rutherford, and Wolfgang Haas, attended. The Board elected Candy Pollock President, Glen Grossman Secretary, and re-elected Jack Rutherford Vice-President and Jim Ray Treasurer. Minutes from the August and September 2002 board meetings were reviewed. Director Rugar moved to approve the minutes. Director Ray seconded and the motion was approved. President Pollock assigned new committee responsibilities to each director. Director Rutherford provided an update on the bridge and the pumphouse cover. Director Ray discussed the CD at Washington Mutual.

PRESIDENT'S COLUMN by Candy Pollock

What a wonderful turn out for our Annual Meeting! The location was good but I will definitely avoid the weekend nights and make sure NO other activity is booked the same night. I will also ask for the larger downstairs room in

the future. Many thanks to both Carol and Pat for their assistance with the sign-in sheets and refreshments.

I am most appreciative of your vote of support!!! Your verbal and written expressions of thanks and support have meant much to me and to this board. The job of President can be difficult but when we all work together for the good of The Glen, things sure do go well. So, here is a big THANK YOU to all of you!

This year I have assigned every director direct responsibility to act as the resource and point person for each of the Board's many committees. This structure will give both the committee and the Board a consistent contact for questions and problems. Each director will also ensure that appropriate records are being kept within each committee.

The assignments are:
 Pollock: rule compliance, emergency preparedness;
 Rutherford: maintenance, gardening, lake, and tennis court;
 Grossman: minutes, newsletters, all publications
 Ray: all financials;
 Rugar: welcoming, architectural control, all ad hoc committees.

Emergency Preparedness:
 Thank you to everyone who has completed his or her forms. Over 1/3 have been turned in. That committee

will now compile that information.

Results from Opinion Survey: I can give you some results of the opinion survey with greater than 1/3 of our residents responding.

Resident List: 75% of you wish for some type of resident list with various wishes on the information to be provided. We will discuss this at our next meeting. You will only be included in this list if you give written consent. More details will come.

Time of Board Meetings: There was no definite consensus on the time for the board's monthly meeting so for now there will be no change here.

Flagpole: Half of you voted in favor and half of you voted against. A change of this nature should not be approved without a clear majority vote so at this time, we will not install a flagpole.

Newsletter Format: Many good suggestions. We will review all of them at our next meeting and try to incorporate them into the publication.

Garage Sale: WOW! 88% say yes and at least 65% of you wish to participate. This will require good planning. We will get busy on this right away. If you wish to assist, please call me at 642-2441 and leave a message on the phone line. With the Holidays upon us, it seems

impossible to have this until after the first of the year. We will keep you informed, but begin cleaning out those closets and garages!

Old Faces/New Faces: As many changes are occurring in The Glen, please take time to bid farewell to those good friends that will be leaving us and to welcome our new residents. And I wish to present everyone with one challenge for this coming year; attempt to get to know one person in The Glen you did not know before. This could be someone in your building or on the other side of The Glen. We are a community that lives and works together!

VICE-PRESIDENT'S SPACE

by Jack Rutherford

Maintenance Update:

The Lake: We will be adding some rock to the new dam, partially for looks and partially for holding the large rubber mat down during heavy rains. For those who have not kept up on the lake project, we have added plants at the waterfall area which will eventually cover the water behind the dam. We are adding biomicrorganisms to the water which will eventually eat all of the sludge (for lack of a better word). Hopefully this program will delay or allow us to avoid having to dredge the lake.

The Bridge: The bridge has been rebuilt and is much prettier. It also meets current code requirements as those have changed since the original bridge was built. We hope everybody will take a walk and see it as it is a very pretty area now with new landscaping being added at each end.

The Pump House: Within the next two weeks we should have installed a new top on the pumphouse as the old top has deteriorated to an unsafe condition. We are going to seal the pumphouse as well as put a complete new top which will keep water and plant life from getting in.

Termites: We are having a small amount of Termite infestation which is normal this time of year. Please call me at 642-2441 if you notice any fine dust around your patios or in windowsills. We don't plan on a full inspection at this time but will investigate any suspicious areas.

Garbage: NO PERSONAL GARBAGE IS TO BE PUT AROUND THE GARDENER'S SHED. If you don't know what to do with it, call me at 642-2441 and leave a message with your phone number. I will call you back.

Roof Leaks: Our roofs are in pretty good shape but keep an eye open for possible leaks. We don't want any damage inside your unit.

Water damage can be prevented by quickly fixing the roof.

NEXT BOARD MEETING

The next Board meeting will be held on **November 19, 2002, at 5:00pm in Unit #9.**

All residents are invited to attend (stop by for coffee and refreshments before the meeting).