

**THE GLEN OF PACIFIC GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 26, 1999
36 Glen Lake Drive
Pacific Grove, CA

MINUTES

1.0 CALL TO ORDER 5:10 PM

2.0 ROLL CALL

Jack Rutherford	President	Present
Anna Lorenzen	Vice-President	Present
Glen Grossman	Secretary-Treasurer	Present
Chuck Adams	Director	Present

3.0 AGENDA REVIEW, RESIDENT REQUESTS, CONSENT CALENDAR APPROVAL

4.0 APPROVAL OF PREVIOUS MEETING MINUTES (unavailable)

5.0 REPORTS (unavailable)

5.01 Delinquency Reports –

5.02 Financial Reports –

5.03 Bank Statements –

5.04 MCC Billing Report –

6.0 UNFINISHED BUSINESS

6.01 Painting Litigation: No news. Jack is awaiting a call from Beatty. OPEN

6.02 Architectural Control Proposed Guidelines: The Board unanimously adopts the following guidelines: Entryways shall not be obstructed by plants, furniture, or other objects. Lawn furniture is not allowed in entryways. No more than two hanging plants in an entryway. Hanging plants shall be in an attractive container. Unit numbers shall be similar to the ceramic tiles currently existing in The Glen. Unit numbers must be placed on the 2 x 6 vertical wood trim and located 64 to 78 inches from the ground in a staggered formation. The tiles shall not exceed 3 ½ inches by 3 ½ inches and the wooden frame used to mount these numbers may not add more than one square inch to the overall dimension. Currently non-

conforming numbers may remain in non-compliance. Nothing shall be affixed to the horizontal siding of units. Each unit is allowed one flag bracket which must be located on the 2 x 6 vertical wood trim. Homeowners may apply to the Architectural Control Committee for a variance. CLOSED.

- 6.03 **Service on Gate:** completed. CLOSED.
- 6.04 **Allocation of Committee Functions.** Motion by Chuck, seconded by Glen, to approve Anna's flowchart with an amendment to require all correspondence from the Architectural Control Committee to come from MCC with copies to the Board. Motion passes.
- 6.05 **Orkin Inspection.** Jack reports that Casner inspections were given to Orkin and that Orkin feels there is no reason to re-inspect at this time. Adams feels Orkin is simply renegeing on its agreement to inspect and that delaying inspection until there is real termite damage is the more expensive course of action. Motion by Adams, seconded by Grossman, that Rutherford ask Orkin to advise the Board in writing when a termite inspection of all units in The Glen (other than those recently through escrow) will take place. The goal is to have all units inspected within nine (9) years from when Casner last inspected. Motion passes. OPEN.
- 6.06 **Light Motion Detectors:** DEFERED.
- 6.07 **Deceased Tree Removal:** Rutherford advises that Frank Ono is working with our neighbor on his diseased/deceased tree. Rutherford advises that Urban Lumberjacks advised him that pitch cancer may be controlled by tree trimming. The gardener has been advised to keep an eye out for pitch cancer. CLOSED.
- 6.08 **Non-conforming Unit Numbers:** DROPPED.
- 6.09 **Pon and Stiff Review:** Grossman to contact MCC with mistakes his finds. MCC to bring a corrected version of the audit to the next Board meeting. OPEN.

7.0 NEW BUSINESS

- 7.01 **Insurance Policies:** Rutherford advises earthquake insurance premium \$600 less than last year's premium of \$12, 724. Rutherford states we can save \$430 by pre-paying earthquake policy. Motion by Rutherford, seconded by Lorenzen, to pre-pay earthquake insurance premium. Motion passes. CLOSED.
- 7.02 **Lake Fluids:** Rutherford advises it may cost \$600 for algae suppressant and coloring for the lake. Motion by Grossman, seconded by Anna, to authorize Rutherford to spend not more than \$600 on algae suppressant and lake coloring. Motion passes. CLOSED
- 7.03 **Contracts:** R Rutherford advises unit #10 had substantial roof problems and that the Association may not have gotten sufficient value from its contract with