



Dear Homeowner:

November 1, 2013

Annual meeting notice: The annual meeting of The Glen of PG Homeowners Association will be held at The Del Monte Residential Care Center at 1229 David Avenue, on November 19, 2013 beginning at 6PM. Ballots will be accepted from now through the start of the meeting or later, until a quorum is reached. You will find the following on the website:

The Election Rules

The minutes of the last annual meeting

Ballot materials here enclosed are:

Ballot

2012 Annual meeting minutes

Tax resolution explanation

Voter qualifications: One homeowner vote per household in the association is permitted as long as that account is current and in good standing with the association.

Board of Directors election: In accordance with The Glen of PG Election Rules, Rodger Axt, Stephanie Lee, and Terry Field are appointed by acclamation in lieu of an election due to an equal number of candidates and board vacancies.

Owners must vote whether to adopt the 2012 annual meeting minutes and approve the carryover of any excess operating funds to the following fiscal year.

Quorum requirements: The annual meeting is required to conduct the member business of 2012 annual meeting minutes adoption and operating excess carryover authorization. The quorum required is 50% or 30 owners represented in person or in returned ballots.

Proxy statement: We urge you to complete your ballot either in whole or in part and submit it to The Glen of PG mailbox or return via mail to Management. If you wish to submit a proxy for quorum purposes only, please contact management.

If you have any questions regarding the annual meeting, please contact the board of directors at board@theglenofpg.com.

Yours truly,

The Glen of Pacific Grove HOA

THE GLEN OF PACIFIC GROVE HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEETING

October 9th, 2012
Forest Grove HOA Clubhouse
Forest Lodge Road
Pacific Grove, CA 93950

- 1.0 CALL TO ORDER. President Pollock called the Meeting to order at 6:00 p.m.
- 2.0 ATTENDANCE/QUORUM RESULTS: Inspector Ken Morley reported that he had received 38 ballots out of 60 units.
- 3.0 PRESIDENT'S REMARKS: President Pollock reported on accomplishments of the board of directors. Almost all members receive communications from the Association electronically thus eliminating the cost of mailing and keeping Association expenses down. The newsletter, Neighborhood Notes, is distributed electronically thus allowing the board to keep members abreast of current issues. Board meetings have been physically reorganized to facilitate the purpose of those meetings (board members communicating with each other). Rules and Regulations have been updated and made concise. A new on-site Reserve Study has been conducted. Terry Field has cleaned up the budget. Grounds and landscaping have been improved. Thanks to guidance from Thelander Management and particularly Etna Monsalve, the Association more closely adheres to the requirements of the Davis Sterling statutes. President Pollock has strived to maintain neighborhood relations and hopes this approach will continue with the new board.
- 4.0 INTRODUCTION OF ELECTION COMMITTEE: Ken Morley was introduced as the Election Inspector and Connie Shelstad and Betty Lauritsen were introduced as Election Committee members responsible for counting the votes.
- 5.0 OPEN FORUM: Dorothy Adams thanked President Pollock for making living here such a pleasure. Faye Morley thanked President Pollock for everything she has done including the 4th of July Picnic, the Christmas Caroling, Community Activities, and the Annual Garage Sale. Diane Hardcastle thanked President Pollock for everything she has done and said she loves living here and that she held an open house yesterday and brokers loved the neighborhood. Secretary Grossman asked members if they wanted a mandatory annual meeting or if it should be held at the discretion of the board. He also mentioned that dues may need to be raised at some point because everything was getting older and maintenance costs were not decreasing. Diane Hardcastle stated she was not in favor of an increase. Mila & Arkady Godin inquired about special assessments for legal fees. President Pollock advised them that some funds were budgeted for that purpose. Treasurer Field advised that dues had not been raised since 2005. Reserves were in good shape but expenses are increasing. Patti Munoz wanted to know if there was a termite policy because her unit had been hit with termites. Dorothy Adams wanted to know when gutters would be cleaned. President Pollock advised her that Vice President Rodger Axt had it scheduled. Secretary Grossman announced that the Shipleys, one of the original owners, were moving

away and that Toni Schoonover, another original owner, had passed away just short of her 100th birthday.

- 6.0 ELECTION RESULTS: Ken Morley announced that the motion to approve the Annual Minutes for 2011 had passed, the excess earnings resolution had passed, and that in the voting for directors, Lynn Bomberger had received 17 votes, Diane Hardcastle had received 29 votes, and Lindsay Munoz had received 23 votes.
- 7.0 ADJOURNMENT: The 2012 Annual Meeting was adjourned.

Glen Grossman, Secretary