

# Minutes: Thursday, February 11th Meeting

*Glendora Garden Homes 4 (GGH4) HOA Board*

*Website: [www:ggh4.org](http://www:ggh4.org)*

**Time: 7:05pm**

**2010 Board In attendance:** Scott Campbell (#1237), Paul Sheldon (#1215), Ruby Guntenspergen (#1231), Steve Thomas (#1233), and Isolde Ferhman (Western Condominium Management). **Residents:** Diana Nicolaou (#1230), Cathy Watkins (#1204), Debby Gangola (#1247), Brian Franklin & Cris Matheson (#1203)

**Location:** R. Guntenspergen, #1231.

**Next Meeting:** March 11, 7pm. Location TBA. Generally, HOA board meetings will be scheduled for the 2<sup>nd</sup> Thursday of each month. Agendas will be posted prior to the meetings on our bulletin board, next to the mailboxes.

**In Memoriam:** Mr. Lambright, unit #1248, long time resident passed away in early February. The Board expresses its condolences to his family and friends.

## **Agenda Items:**

The January minutes were approved with one correction from Paul Sheldon. Reference to the landscaping bid should read: "The Arrow Highway entrance" will receive a new floral make-over.

### **Home Owner Comments:**

- Cathy Watkins (#1203) reported the second and lower bid (\$1100 vs. \$3000+) from L & D Plumbing was finished and wanted to know the status of the apparent exterior water leak repairs. Steve Thomas verified the interior wood window ledge is experiencing wood rot. The board approved patch and repair of the damaged area and fixing the exterior leak. Steve volunteered to call Morgan Termite Repair asking for a quote for repairs. Ms. Watkins will pursue with her home insurance company the common wall repairs from the plumbing leaks.
- The residents of #1203 stated based on their inspection they would not need any plumbing work in the common wall with #1204.

### **Old Business:**

- **Paul was reimbursed for the purchase of new bulbs for the common area lighting. He and volunteers replaced 18 lights the first month. It is the board's intent to not pay for bulb replacement services as long as we have volunteers.**
- **Landscape Upgrades: the board reviewed and approved the bid from A.W. Professional Landscaping. The new planting project will include: removing old plants and transplanting them to the rear areas, re-working all soil and adding soil fertilizer, adding a total 90 various sized gallon plants – plus a Queen palm in the pool area, and a new feature planter area at the Arrow Hwy entrance,. Two concrete walkways that have been raised by tree roots will be repaired. Total bid is \$3012. Work will commence in late February and carryover to early March.**

### **New Business**

- **Roof Leak Repairs. The board reviewed and approved roof repairs for three units: #1212, #1241, & #1243. Total costs were approximately \$2,400.**
- **Tree Trimming Quote. Best Tree Service submitted a quote of \$1250 to trim 25 trees in the common areas. The bid was approved. We asked for an aggressive 'two year' trim of the Carrotwood trees on the west side of the pool. Work was projected to start in early March.**

### **Other New Business**

- **Isolde informed the board that the LA County passed an ordinance to be in compliance to California Assembly Bill 1020. This legislation, affecting our swimming pool, requires all public pools (including townhomes) to be retrofitted with approved drain covers manufactured after December 19, 1998. We must be in compliance by July 1, 2010. Steve will contact our pool services provider, Sparkling Pools, for more information and an estimate of needed retrofits. If the estimated costs are over \$1,500, we will seek comparable bids.**
- **Trash Services. Isolde informed the board that Athens is raising their monthly fees by \$170 to cover the cost of shuttling our trash bins to the street, Valley Center.**