

Minutes: Thursday, March 11th Meeting

Glendora Garden Homes 4 (GGH4) HOA Board

Website: www:ggh4.org

Time: 7:10. 2010 Board In attendance: Scott Campbell (#1237), Paul Sheldon (#1215), Steve Thomas (#1233), and Isolde Ferhman (Western Condominium Management).
Residents: Diana Nicolaou (#1230), Cathy Watkins (#1204), Diana Crain & Becky Forss (1246)
Location: Paul Sheldon residence

Next Meeting: April 22nd, Thursday, 7pm. Location: Poolside.

The April Meeting will be held later in the month due to board member conflicts. Generally, HOA board meetings are scheduled for the 2nd Thursday of each month. Agendas will be posted prior to the meetings on our bulletin board, next to the mailboxes.

Meeting minutes from the February 11th meeting were approved by Scott, Paul, and Steve.

Agenda Items:

The Home Owner Comments:

- Cathy Watkins (#1204) reported additional plumbing leaks have been found in the common wall. She also presented a report from Morgan Termite Control showing termite damages in her townhome. The board approved plumbing repairs and termite work in the common area walls and patio balconies. The remaining costs, e.g., wall patch and painting, the add-on trellis, belong to the homeowner.

Old Business:

- **Landscape Upgrades:** All landscaping work is complete with one exception. The Queen palm was planted in the northwest corner, rather than the east side of the pool. Steve will contact A.W. Landscaping to talk about relocating the palm. The two concrete walkways at #1248 & 1243, which had been elevated by the nearby tree roots, have been repaired. The contractor replaced the entire walkway, cut the roots, and laid new concrete. Cost for total project

(new landscaping, soil work, and concrete) is \$3012. Please refer to February minutes for description of project.)

- **Tree Trimming.** Best Tree Service completed the project at a cost of \$1250 to trim 25 trees in the common areas. We asked for an aggressive 'two year' trim of the Carrotwood trees on the west side of the pool. The crew actually trimmed more than the proposed number of trees. Thanks.

New Business:

- **Swimming Pool Drain Retrofit.** The LA County passed an ordinance to be in compliance to California Assembly Bill 1020. This legislation 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. Sparkling Pools, our present contactor presented a bid of approximately \$3,000 for the retrofit. Steve will contact other pool services for bids.
- **A real estate agent for the new owners of #1210 sent the board a list of items needing repairs.** The board agreed the wooden guard rails on the south facing balcony are damaged and do not appear to be secured. The board approved repairs of the stated balcony damages. The new owner also asked for information re HOA's standard for front entry screen doors. To our knowledge, there is no one design. The board does want all homeowners to maintain the standard colors, however. They are brushed bronze or black.
- **Garage Sale.** There was an inquiry re the HOA's next garage sale. The board thought, Saturday MAY 15th would be a good date. Scott volunteered to place an ad in the Penny Saver. Typically, our event starts at 7am, on the Arrow Highway side of the complex.
All residents are invited to sell/sell/sell.