

Minutes: Thursday, May 13th Meeting

Glendora Garden Homes 4 (GGH4) HOA Board

Website: www:ggh4.org

Time: 7:05. 2010 Board In attendance: Scott Campbell (#1237), Paul Sheldon (#1215), Steve Thomas (#1233), and Isolde Ferhman (Western Condominium Management).
Resident: Diana Nicolaou (#1230),

Location: Poolside

Next Meeting: June 10th, Thursday, 7pm. Location: Poolside.

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. You can send inquiries or comments to the board via the GGH4.org website via “contact form” on the Home page.

Meeting minutes from the April 22nd meeting were approved by Scott, Paul, and Steve.

Agenda Items:

The Home Owner Comments:

- **Paul passed along two homeowner comments/inquiries:**
 - **1. The Carrotwood trees along the western boundary of the front units are overgrown and need trimming. Other board members agreed. Steve will call our tree trimmer, Best Tree Service, and ask for review and quote to trim back any trees that need attention.**
 - **2. A unit owner complained about barking dogs in the HOA. We would advise as the first step to let the dog owner know your concerns; step 2, failing improvement, you may want to contact Animal Control.**
 - **An owner, using the GGH4.org website, sent an email to the board. He wanted to know if the HOA covered rain gutters needing repairs. We contacted him directly the next day. Answer: the HOA does not cover repairs of owner add-ons.**

Old Business:

- **Landscape Upgrades:** All landscaping work is complete including relocating the Queen palm to the east side of the pool enclosure.
- **Unit #1219 (Bernhardt),** plumbing repair was quite reasonable. For future plumbing problems, we will suggest the unit owner to call: Drain Masters, Complete Plumbing and Service at 626-334-0657. They are a local company in San Dimas.
- **Swimming Pool Drain Retrofit.** Background: 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. We must be in compliance by July 1, 2010. Sparkling Pools, our present pool service, will commence work after Memorial Day, starting with draining the pool and Jacuzzi. While the pools are drained, we will ask for a review and quote to acid wash the plaster sides. To our memory, we don't recall the last time the plaster had an acid wash.
- **Yard/garage Sale.** On Saturday, May 15th, 4 or 5 units participated in our garage sale. Results were mixed, but the camaraderie was nice.

New Business:

- The board reviewed and approved Morgan Termite's inspection report for unit #1210 to treat and repair termite, fungus and dry rot in common wall/roof/balcony areas. The owner is responsible for attic and interior repairs and painting replaced wood.
- **New board member.** Paula Verdugo (#1234), who was tied with Selena Kruse in our election last year, agreed to serve as "member at large" on the board. She replaces Cesar Delgado who business/work has taken more time than he envisioned.