

Minutes: August 19th, 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), Paula Verdugo (#1234), Steve Thomas (#1233), and Isolde Ferhman (Western Condominium Management).

Resident: Diana Nicolaou (#1230)

Location: Poolside

Next Meeting: *September 7th, Tuesday, 7pm.* Location: Poolside.

GGH4's HOA board meetings are scheduled as announced in agendas posted in advance of the monthly meetings. All residents are encouraged to come to the meetings. You can send inquiries or comments to the board via the *GGH4.org* website via "contact form" on the Home page.

Meeting minutes from July 8 were approved by Scott, Paul, Paula, and Steve.

Agenda Items:

The Home Owner Comments:

- (forwarded via "contact" in *GGH4.org* website) A unit resident asked the board to talk to a neighbor who was leaving articles in front of their unit to dry, e.g., shoes on a rack, clothing, mattress, etc. and displaying an unfavorable appearance for the neighborhood. The unit owner agreed to not do this again.
- A board member was approached and asked to address the following topics:
#1, why don't we have a vending machine for cokes/etc., in the pool area? We used to have a machine, but it was removed because the vendor was losing money. Further, there were out of date beverages in the machine.
#2, why don't we have a BBQ in the pool area? Unfortunately, too many pool users do not dispose of their trash. A BBQ unit would result in another area to clean up. Currently much of the cleaning comes from volunteer efforts from too few people.

New Business:

- **Using Common Area Parking to Store Vehicles.** The complex does not have sufficient parking for residents to store their cars in our parking areas. It's been observed that some cars have out of date DMV tags and spider webs growing around what appears to be abandon vehicles. These vehicles are taking away parking from visitors and other day users. Under page 6, section 2a, of our CC&R's, past HOA boards have adopted rules to tow vehicles under similar nuisance conditions. This board voted to create a 'TOW NOTICE' form to notify these vehicle owners that they must remove their vehicles by a stated date from all of the complex's common parking areas or be subject to being towed at their expense.
- **Replacement of Directional Signage at the Mailboxes.** The current sign is showing its age with rust on the edges giving poor appearance at a central area of our complex. The board approved the \$55 cost to replace the sign.
- **Removal of out of date signage throughout the complex.** There are 'no parking' signs in many areas of the complex. They are faded or, in one instance, fallen off the pole. These signs duplicate the red curbs and 'Vehicle Code Enforcement' notices at the entrances. The board voted to remove all of these duplicate signs. Residents are reminded that they are not to park in the fire lanes, along the red curbs, and in front of their garage (unless they are loading/unloading/or are present).
- **Review of HOA expense and balance sheet.** Isolde noted that on average \$4,000 a month is going to our reserves. Currently we have a little less than \$250,000 in savings. This fund is meant for future significant replacement costs, e.g., exterior stucco repairs/painting, or for emergencies.
- **Nomination of 2011 Board.** To date Isolde has not received any nominations. Now is the time for unit owners to STEP UP and volunteer their time and talents for their home owners association.

The General Meeting for the election of the 2011 board will be on *Tuesday, October 11th*. The 2010 board asks that all unit owners attend the meeting and cast their ballot for the election of new board members.