

MINUTES: Tuesday, February 1st Meeting

Glendora Garden Homes IV HOA Board

Website: www.ggh4.org

Call to Order: 7:05pm, Steve's Residence. 2011 Board in attendance: Scott Campbell, Paul Sheldon, Paula Verdugo, Diana Nicolaou, Steve Thomas, and Isolde Ferhman (Western Condo Management)

Homeowners: Irene Forss (#1210)

Next Meeting: Tuesday, March 1st; 7PM, Nicolaou residence (#1230)

The time, date, and location (if known) of the next month's meeting will be included in the current minutes. Agendas will be posted in advance of meetings on our bulletin board next to the mailboxes. You can send inquiries or comments to the Board via the www.ggh4.org website via the "contact form" on the Home page.

The meeting minutes for the January 4th, 2011 meeting were approved by the board.

Agenda Items:

Home Owners Comments:

- Irene Forss attended to show the board a picture of her deck. Balcony repairs, approved by the 2010 board, had proceeded but were not finished. There was a section of her deck that had been replaced had not received its weather coating. The board gave her the name and number of an approved contractor to contact for a bid to finish work.
- The "**Looking for volunteers**" topic was discussed again. Ms. Forss volunteered to assist with a *GGH4* Newsletter. We need more "happy to help" owners and residents to come forward and contribute some of their time and skill towards the "this is your village". We are only 48 units and households, but no matter the size of your contribution, incrementally it's the number of participants that will achieve this goal. And, certainly collaborative efforts can serve to hold down costs.

- Barry Bernhardt obtained a bid to open the blocked backyard drain ne covering #1219 to #1222. The board compared two bids, each at \$350, and made the selection. Paul will coordinate with Barry for the cleanout service. Please note, in the past some residents covered their drain with landscaping. The resulted was a flooded backyard during the first significant rainstorm.
- Steve had been approached by two residents re roof leaks. To adhere to our HOA practice, if you have a roof leak, please obtain a repair estimate from a licensed roofing contractor of your choice. For your information, in the recent past **Rain Dance Roofing – 626-339-1455**, has been a contact. Please submit the contractor’s estimate to the board for timely review.

Old Business

- Tree Landscaping Ideas – Arrow Highway Entrance. The board reviewed the several recommendations from our Tree Arborist/Trimming contractor and made a selection of two trees. Steve will contact our Landscaping Company for comment on maintenance.
- Newsletter. We need contributors for content.

New Business

- Financial Reports. Isolde financial report for 2010 shows a balanced budget with \$48,000 (in budget) going to the HOA reserves. There are some budget items that increased (utilities for instance), but did not exceed the total HOA budget.
- The lighting sensor for common area lighting in the northwest section was replaced. Lighting on/off still does not appear to follow the natural light. We may have to relocate the sensor, subject to project costs. The front entrance (Valley Center) was repaired.
- Steve is ordering new common area light bulbs from a web site, reducing the cost of obtaining bulbs from retail stores.

Do you have a large item for disposal? Please don’t leave your old appliance, or bed frame, etc., by the trash bins. For removal, each owner/resident needs to contact our complex’s trash hauler. There is no cost to you. Their number is on the bins. Please contact Athens Services: 1-888-336-6100

Please remember that HOA’s fencing, especially in backyards, should be kept free of owner/resident’s landscaping roots, tree limbs, etc. that may damage the integrity of the fence.