

# MINUTES: Tuesday, May 10<sup>th</sup> Meeting

## Glendora Garden Homes IV HOA Board

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

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

Homeowners: Philip Klotz - #1208; for #1218 Allan Buchanan, from Golden Eagle Router & Plumbing

**Next Meeting:** Tuesday, *June 7th, 7PM*, location *Poolside*

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](http://www.ggh4.org) website** via the "contact form" on the Home page.

The meeting minutes of the April 12<sup>th</sup>, 2011 meeting was approved by the board.

### Agenda Items:

**Home Owners Comments:** #1218 has a common wall leak. Mr. Buchanan briefly attended the meeting to gain approval to proceed with plumbing repairs. The board reviewed his itemized bill and approved its portion - \$539.71. The board also approved the cost – no more than \$300 - to locate the source of an additional leak, plus an authorization of not more than \$250 to repair the leak once it was found.

### Old Business

- **Additional Tree landscaping** – Arrow Highway side. A & W Landscaping installed the 5 additional Eastern Redbud trees and two Ornamental Plum trees on the Arrow Hwy side of the complex. As the trees grow, the additional landscaping will enhance the appearance to our complex. Two short palm trees were added to the east wall in the pool area enclosure. Finally, the vendor treated the lawns with weed removal and fertilizer. Total cost of the projects was \$2600. Take a look. The additional landscaping looks good already.

- **Termite Repairs.** The board approved the following termite repairs from inspection reports/bids from Morgan Termite Control:
  - Unit owner at #1233, Steve Thomas, \$575, to replace termite damage to the south balcony framing; cut out/replace fungus/dry rot to overhead balcony roofing.
  - Unit #1226, Tseh Jen Shiao, \$75 (this includes a \$100 discount because of multiple unit repairs), to replace an infested board at the garage door frame.
  - Unit #1235, Gus & Helen Grabbe, \$375, south balcony - to replace fungus/dry rot plywood section of flooring – additional cost if more damage is exposed subject to approval; replace termite damaged wood at various sections. The board also approved a bid of \$800 by Craft Coatings to repair/apply a new Urethane deck coating system for the entire deck.

## **New Business**

- **YARD SALE → May 14<sup>th</sup>**, ALL residents are invited to join the HOA-wide YARD SALE. It's a great opportunity for you to make a few \$\$ while disposing of your re-usables. Diana Nicolaou placed an ad in the Penny Saver.
- **Lighting Sensor – northern section of the HOA.** The electrician has stated we can 'tweak' the sensor which may change the timing of the on/off lighting. Paul Sheldon and Steve Thomas will give it a shot.
- **Residents' Use of the Pool Area.** Board members have received resident requests to use the pool area for family celebratory events, e.g., graduation party, birthday, etc. Here are some of the do's & don't/s:
  - **Notify a board member in advance; please include the expected number of attendees.**
  - **If there is a large number of guests, please ask them to park on the streets (Arrow/Valley Center)**
  - **Please observe instructions from the strategically posted signs around the pool enclosure - no glass containers nor animals in the pool enclosure.**
  - **Realize that the pool area is for GGH4 resident's use. Other residents may come/go at any time.**
  - **Please remember there are units on the other side of the walls; be mindful of your noise volume. Please observe the pool enclosure's hours.**

- **Clean up after you finish. Leave it better than you found it. With your cleanup, if you need cleaning supplies, a board member will make sure you have the key to access the cleaning supplies storage.**
- **Please remember to be safe always, e.g., no running on wet concrete, no diving into the pool, keep a careful watch of youngsters in the water, etc.**
  
- **Financial Review.** The board noted that Isolde added an additional \$8,000 (\$4,000 per month for 2 months) to our reserves.

#### **RESOLUTION TO RECORD A NOTICE OF DELINQUENT ASSESSMENT LIEN**

**It is resolved that the board authorizes that a notice of delinquent assessment lien be recorded on the properties with assessor parcel numbers 8653-028-098 in the event payment in full is not received by the deadline imposed in the Intent to Lien letters.**

*On 5-10-2011, the Board of Directors authorized a notice of delinquent assessment lien to be recorded on the following property:*

*David D. Lambright*

*1248 Glenview Lane*

*Glendora, Ca 91740*